First American Title Company of Oregon

Customer Service Department
121 SW Morrison Street Suite 300 - Portland, OR 97204
Phone: 503.219.TRIO (8746) Fax: 503.790.7872
Email: cs.portland@firstam.com
Today's Date : 7/8/2015

OWNERSHIP INFORMATION

Owner	: **Urban Renewal Agency of Oregon City**	Ref Parcel Number	: 22E29 02800
Co Owner	:	Parcel Number	: 05022762
Site Address	: *no Site Address*	T: 02S R: 02E S: 29 Q: QQ:	
Mail Address	: PO Box 3040 Oregon City Or 97045	County	: Clackamas (OR)
Taxpayer	: Urban Renewal Agency of Oregon City	Telephone	:

PROPERTY DESCRIPTION

Map Page & Grid	:
Census Tract	: 238.00 Block: 3
Improvement Type	: *unknown Improvement Code*
Subdivision/Plat	: Clackamette Cove
Neighborhood	: Area 03 Commercial Oregon City
Land Use	: 200 Vacant,Commercial Land
Legal	: SUBDIVISION CLACKAMETTE COVE 4289
	: LT 1
	:

ASSESSMENT AND TAX INFORMATION

Mkt Land	: $2,830,760
Mkt Structure	:
Mkt Total	: $2,830,760
% Improved	:
14-15 Taxes	:
Exempt Amount	: $2,471,540
Exempt Type	:
Levy Code	: 062057
Millage Rate	: 18.1800
M50AssdValue	: $2,471,540

PROPERTY CHARACTERISTICS

Bedrooms	:	Building SF	:	BldgTotSqFt	:
Bathrooms	:	1st Floor SF	:	Lot Acres	: 4.43
Full Baths	:	Upper Finished SF	:	Lot SqFt	: 192,937
Half Baths	:	Finished SF	:	Garage SF	:
Fireplace	:	Above Ground SF	:	Year Built	:
Heat Type	:	Upper Total SF	:	School Dist	: 062
Floor Cover	:	UnFinUpperStorySF	:	Foundation	:
Stories	:	Basement Fin SF	:	Roof Type	:
Int Finish	:	Basement Unfin SF	:	Roof Shape	:
Ext Finsh	:	Basement Total SF	:		

TRANSFER INFORMATION

Owner Name(s)	Sale Date	Doc#	Sale Price	Deed Type	Loan Amount	Loan Type
:Urban Renewal Agency of Orego	:		:	:	:	:
:	:		:	:	:	:
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Today's Date : 7/8/2015

OWNERSHIP INFORMATION

Owner	: **Urban Renewal Agency of Oregon City**	Ref Parcel Number	: 22E29 03000
Co Owner	:	Parcel Number	: 05022764
Site Address	: *no Site Address*	T: 02S R: 02E S: 29 Q: QQ:	
Mail Address	: PO Box 3040 Oregon City Or 97045	County	: Clackamas (OR)
Taxpayer	: Urban Renewal Agency of Oregon City	Telephone	:

PROPERTY DESCRIPTION

Map Page & Grid	:
Census Tract	: 238.00 Block: 3
Improvement Type	: *unknown Improvement Code*
Subdivision/Plat	: Clackamette Cove
Neighborhood	: Area 03 Apartments Oregon City
Land Use	: 700 Vacant,Multiple Residences
Legal	: SUBDIVISION CLACKAMETTE COVE 4289
	: LT 3
	:

ASSESSMENT AND TAX INFORMATION

Mkt Land	: $1,297,759
Mkt Structure	:
Mkt Total	: $1,297,759
% Improved	:
14-15 Taxes	:
Exempt Amount	: $979,845
Exempt Type	:
Levy Code	: 062057
Millage Rate	: 18.1800
M50AssdValue	: $979,845

PROPERTY CHARACTERISTICS

Bedrooms	:	Building SF	:	BldgTotSqFt	:
Bathrooms	:	1st Floor SF	:	Lot Acres	: 2.82
Full Baths	:	Upper Finished SF	:	Lot SqFt	: 122,864
Half Baths	:	Finished SF	:	Garage SF	:
Fireplace	:	Above Ground SF	:	Year Built	:
Heat Type	:	Upper Total SF	:	School Dist	: 062
Floor Cover	:	UnFinUpperStorySF	:	Foundation	:
Stories	:	Basement Fin SF	:	Roof Type	:
Int Finish	:	Basement Unfin SF	:	Roof Shape	:
Ext Finsh	:	Basement Total SF	:		

TRANSFER INFORMATION

Owner Name(s)	Sale Date	Doc#	Sale Price	Deed Type	Loan Amount	Loan Type
:Urban Renewal Agency of Orego	:		:	:	:	:
:	:		:	:	:	:
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Email: cs.portland@firstam.com
Today's Date : 7/8/2015

OWNERSHIP INFORMATION

Owner	: **Urban Renewal Agency of Oregon City**	Ref Parcel Number	: 22E29 03100
Co Owner	:	Parcel Number	: 05022767
Site Address	: *no Site Address*	T: 02S R: 02E S: 29 Q: QQ:	
Mail Address	: PO Box 3040 Oregon City Or 97045	County	: Clackamas (OR)
Taxpayer	: Urban Renewal Agency of Oregon City	Telephone	:

PROPERTY DESCRIPTION

Map Page & Grid	:
Census Tract	: 238.00 Block: 3
Improvement Type	: *unknown Improvement Code*
Subdivision/Plat	: Clackamette Cove
Neighborhood	: Area 03 Apartments Oregon City
Land Use	: 700 Vacant,Multiple Residences
Legal	: SUBDIVISION CLACKAMETTE COVE 4289
	: LT 4
	:

ASSESSMENT AND TAX INFORMATION

Mkt Land	: $419,275
Mkt Structure	:
Mkt Total	: $419,275
% Improved	:
14-15 Taxes	:
Exempt Amount	: $316,564
Exempt Type	:
Levy Code	: 062057
Millage Rate	: 18.1800
M50AssdValue	: $316,564

PROPERTY CHARACTERISTICS

Bedrooms	:	Building SF	:	BldgTotSqFt	:
Bathrooms	:	1st Floor SF	:	Lot Acres	: .92
Full Baths	:	Upper Finished SF	:	Lot SqFt	: 39,908
Half Baths	:	Finished SF	:	Garage SF	:
Fireplace	:	Above Ground SF	:	Year Built	:
Heat Type	:	Upper Total SF	:	School Dist	: 062
Floor Cover	:	UnFinUpperStorySF	:	Foundation	:
Stories	:	Basement Fin SF	:	Roof Type	:
Int Finish	:	Basement Unfin SF	:	Roof Shape	:
Ext Finsh	:	Basement Total SF	:		

TRANSFER INFORMATION

Owner Name(s)	Sale Date	Doc#	Sale Price	Deed Type	Loan Amount	Loan Type
:Urban Renewal Agency of Orego	:		:	:	:	:
:	:		:	:	:	:
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Today's Date : 7/8/2015

OWNERSHIP INFORMATION

Owner	: **Urban Renewal Agency of Oregon City**	Ref Parcel Number	: 22E29 03200
Co Owner	:	Parcel Number	: 05022769
Site Address	: *no Site Address*	T: 02S R: 02E S: 29 Q: QQ:	
Mail Address	: PO Box 3040 Oregon City Or 97045	County	: Clackamas (OR)
Taxpayer	: Urban Renewal Agency of Oregon City	Telephone	:

PROPERTY DESCRIPTION

Map Page & Grid	:
Census Tract	: 238.00 Block: 3
Improvement Type	: *unknown Improvement Code*
Subdivision/Plat	: Clackamette Cove
Neighborhood	: Area 03 Commercial Oregon City
Land Use	: 200 Vacant,Commercial Land
Legal	: SUBDIVISION CLACKAMETTE COVE 4289
	: LT 5
	:

ASSESSMENT AND TAX INFORMATION

Mkt Land	: $592,005
Mkt Structure	:
Mkt Total	: $592,005
% Improved	:
14-15 Taxes	:
Exempt Amount	: $525,032
Exempt Type	:
Levy Code	: 062057
Millage Rate	: 18.1800
M50AssdValue	: $525,032

PROPERTY CHARACTERISTICS

Bedrooms	:	Building SF	:	BldgTotSqFt	:
Bathrooms	:	1st Floor SF	:	Lot Acres	: 1.00
Full Baths	:	Upper Finished SF	:	Lot SqFt	: 43,417
Half Baths	:	Finished SF	:	Garage SF	:
Fireplace	:	Above Ground SF	:	Year Built	:
Heat Type	:	Upper Total SF	:	School Dist	: 062
Floor Cover	:	UnFinUpperStorySF	:	Foundation	:
Stories	:	Basement Fin SF	:	Roof Type	:
Int Finish	:	Basement Unfin SF	:	Roof Shape	:
Ext Finsh	:	Basement Total SF	:		

TRANSFER INFORMATION

Owner Name(s)	Sale Date	Doc#	Sale Price	Deed Type	Loan Amount	Loan Type
:Urban Renewal Agency of Orego	:		:	:	:	:
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OWNERSHIP INFORMATION

Owner	: **Urban Renewal Agency of Oregon City**	Ref Parcel Number	: 22E29 03300
Co Owner	:	Parcel Number	: 05022771
Site Address	: *no Site Address*	T: 02S R: 02E S: 29 Q: QQ:	
Mail Address	: PO Box 3040 Oregon City Or 97045	County	: Clackamas (OR)
Taxpayer	: Urban Renewal Agency of Oregon City	Telephone	:

PROPERTY DESCRIPTION

Map Page & Grid	:
Census Tract	: 238.00 Block: 3
Improvement Type	: *unknown Improvement Code*
Subdivision/Plat	: Clackamette Cove
Neighborhood	: Area 03 Apartments Oregon City
Land Use	: 700 Vacant,Multiple Residences
Legal	: SUBDIVISION CLACKAMETTE COVE 4289
	: LT 6
	:

ASSESSMENT AND TAX INFORMATION

Mkt Land	: $419,275
Mkt Structure	:
Mkt Total	: $419,275
% Improved	:
14-15 Taxes	:
Exempt Amount	: $316,564
Exempt Type	:
Levy Code	: 062057
Millage Rate	: 18.1800
M50AssdValue	: $316,564

PROPERTY CHARACTERISTICS

Bedrooms	:	Building SF	:	BldgTotSqFt	:
Bathrooms	:	1st Floor SF	:	Lot Acres	: .90
Full Baths	:	Upper Finished SF	:	Lot SqFt	: 39,317
Half Baths	:	Finished SF	:	Garage SF	:
Fireplace	:	Above Ground SF	:	Year Built	:
Heat Type	:	Upper Total SF	:	School Dist	: 062
Floor Cover	:	UnFinUpperStorySF	:	Foundation	:
Stories	:	Basement Fin SF	:	Roof Type	:
Int Finish	:	Basement Unfin SF	:	Roof Shape	:
Ext Finsh	:	Basement Total SF	:		

TRANSFER INFORMATION

Owner Name(s)	Sale Date	Doc#	Sale Price	Deed Type	Loan Amount	Loan Type
:Urban Renewal Agency of Orego	:		:	:	:	:
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OWNERSHIP INFORMATION

Owner	: **Urban Renewal Agency of Oregon City**	Ref Parcel Number	: 22E29 03400
Co Owner	:	Parcel Number	: 05022773
Site Address	: *no Site Address*	T: 02S R: 02E S: 29 Q: QQ:	
Mail Address	: PO Box 3040 Oregon City Or 97045	County	: Clackamas (OR)
Taxpayer	: Urban Renewal Agency of Oregon City	Telephone	:

PROPERTY DESCRIPTION

Map Page & Grid	:
Census Tract	: 238.00 Block: 3
Improvement Type	: *unknown Improvement Code*
Subdivision/Plat	: Clackamette Cove
Neighborhood	: Area 03 Apartments Oregon City
Land Use	: 700 Vacant,Multiple Residences
Legal	: SUBDIVISION CLACKAMETTE COVE 4289
	: LT 7
	:

ASSESSMENT AND TAX INFORMATION

Mkt Land	: $1,457,482
Mkt Structure	:
Mkt Total	: $1,457,482
% Improved	:
14-15 Taxes	:
Exempt Amount	: $1,100,441
Exempt Type	:
Levy Code	: 062057
Millage Rate	: 18.1800
M50AssdValue	: $1,100,441

PROPERTY CHARACTERISTICS

Bedrooms	:	Building SF	:	BldgTotSqFt	:
Bathrooms	:	1st Floor SF	:	Lot Acres	: 3.13
Full Baths	:	Upper Finished SF	:	Lot SqFt	: 136,175
Half Baths	:	Finished SF	:	Garage SF	:
Fireplace	:	Above Ground SF	:	Year Built	:
Heat Type	:	Upper Total SF	:	School Dist	: 062
Floor Cover	:	UnFinUpperStorySF	:	Foundation	:
Stories	:	Basement Fin SF	:	Roof Type	:
Int Finish	:	Basement Unfin SF	:	Roof Shape	:
Ext Finsh	:	Basement Total SF	:		

TRANSFER INFORMATION

Owner Name(s)	Sale Date	Doc#	Sale Price	Deed Type	Loan Amount	Loan Type
:Urban Renewal Agency of Orego	:		:	:	:	:
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OWNERSHIP INFORMATION

Owner	: **Urban Renewal Agency of Oregon City**	Ref Parcel Number	: 22E29 03600
Co Owner	:	Parcel Number	: 05022776
Site Address	: *no Site Address*	T: 02S R: 02E S: 29 Q: QQ:	
Mail Address	: PO Box 3040 Oregon City Or 97045	County	: Clackamas (OR)
Taxpayer	: Urban Renewal Agency of Oregon City	Telephone	:

PROPERTY DESCRIPTION

Map Page & Grid	:
Census Tract	: 238.00 Block: 3
Improvement Type	: *unknown Improvement Code*
Subdivision/Plat	: Clackamette Cove
Neighborhood	: Area 03 Commercial Oregon City
Land Use	: 200 Vacant,Commercial Land
Legal	: SUBDIVISION CLACKAMETTE COVE 4289
	: TRACT B SEE IMPROVEMENT ONLY ACCT
	: 03600A1

ASSESSMENT AND TAX INFORMATION

Mkt Land	: $2,417,716
Mkt Structure	:
Mkt Total	: $2,417,716
% Improved	:
14-15 Taxes	:
Exempt Amount	: $2,144,209
Exempt Type	:
Levy Code	: 062057
Millage Rate	: 18.1800
M50AssdValue	: $2,144,209

PROPERTY CHARACTERISTICS

Bedrooms	:	Building SF	:	BldgTotSqFt	:
Bathrooms	:	1st Floor SF	:	Lot Acres	: 53.47
Full Baths	:	Upper Finished SF	:	Lot SqFt	: 2,329,220
Half Baths	:	Finished SF	:	Garage SF	:
Fireplace	:	Above Ground SF	:	Year Built	:
Heat Type	:	Upper Total SF	:	School Dist	: 062
Floor Cover	:	UnFinUpperStorySF	:	Foundation	:
Stories	:	Basement Fin SF	:	Roof Type	:
Int Finish	:	Basement Unfin SF	:	Roof Shape	:
Ext Finsh	:	Basement Total SF	:		

TRANSFER INFORMATION

Owner Name(s)	Sale Date	Doc#	Sale Price	Deed Type	Loan Amount	Loan Type
:Urban Renewal Agency of Orego	:		:	:	:	:
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10
42
52

Clackamas County Official Records
Sherry Hall, County Clerk

2010-002582

$52.00

01372678201000025820020023

01/12/2010 02:59:37 PM

D-D Cnt=1 Stn=6 KARLYNWUN
$10.00 $10.00 $16.00 $16.00

After recording return to:
Oregon City Urban Renewal Agency
320 Warner Milne Rd
Oregon City, OR 97045

Until a change is requested all tax statements shall be sent to the following address:
Oregon City Urban Renewal Agency
320 Warner Milne Rd
Oregon City, OR 97045

File No.: 7011-1234634 (mah)
Date: January 05, 2010

Recorded By
First American Title Insurance Company of Oregon
No. 1234634-MA

STATUTORY WARRANTY DEED

Northwest Aggregates Co., an Oregon Corporation, which acquired title as Oregon City Leasing Co., Inc., Grantor, conveys and warrants to **Oregon City Urban Renewal Agency** , Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Clackamas, State of Oregon, described as follows:

PARCEL 2, PARTITION PLAT 1994-139, IN THE CITY OF OREGON CITY, COUNTY OF CLACKAMAS AND STATE OF OREGON.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **$750,000.00.** (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 6 day of JANUARY, 2010.

Northwest Aggregates Co., an Oregon corporation

By: MARK LEATHAM, VP/GM

LISA L SCOTT
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
MARCH 9, 2011

STATE OF Washington)
)ss.
County of King)

This instrument was acknowledged before me on this 6th day of January, 2010 by mark leatham as Vice President of Northwest Aggregates Co., on behalf of the corporation.

Lisa L. Scott
Lisa L. Scott
Notary Public for Washington
My commission expires: 3/9/2011

2

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Today's Date : 7/8/2015

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Owner	: **Urban Renewal Agency of Oregon City**	Ref Parcel Number	: 22E29 03500
Co Owner	:	Parcel Number	: 05022775
Site Address	: *no Site Address*	T: 02S R: 02E S: 29 Q: QQ:	
Mail Address	: PO Box 3040 Oregon City Or 97045	County	: Clackamas (OR)
Taxpayer	: Urban Renewal Agency of Oregon City	Telephone	:

PROPERTY DESCRIPTION

Map Page & Grid	:
Census Tract	: 238.00 Block: 3
Improvement Type	: *unknown Improvement Code*
Subdivision/Plat	: Clackamette Cove
Neighborhood	: Area 03 Commercial Oregon City
Land Use	: 200 Vacant,Commercial Land
Legal	: SUBDIVISION CLACKAMETTE COVE 4289
	: TRACT A
	:

ASSESSMENT AND TAX INFORMATION

Mkt Land	: $61,022
Mkt Structure	:
Mkt Total	: $61,022
% Improved	:
14-15 Taxes	:
Exempt Amount	: $53,279
Exempt Type	:
Levy Code	: 062057
Millage Rate	: 18.1800
M50AssdValue	: $53,279

PROPERTY CHARACTERISTICS

Bedrooms	:	Building SF	:	BldgTotSqFt	:
Bathrooms	:	1st Floor SF	:	Lot Acres	: 1.40
Full Baths	:	Upper Finished SF	:	Lot SqFt	: 60,895
Half Baths	:	Finished SF	:	Garage SF	:
Fireplace	:	Above Ground SF	:	Year Built	:
Heat Type	:	Upper Total SF	:	School Dist	: 062
Floor Cover	:	UnFinUpperStorySF	:	Foundation	:
Stories	:	Basement Fin SF	:	Roof Type	:
Int Finish	:	Basement Unfin SF	:	Roof Shape	:
Ext Finsh	:	Basement Total SF	:		

TRANSFER INFORMATION

Owner Name(s)	Sale Date	Doc#	Sale Price	Deed Type	Loan Amount	Loan Type
:Urban Renewal Agency of Orego	:		:	:	:	:
:	:		:	:	:	:
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Today's Date : 7/8/2015

OWNERSHIP INFORMATION

Owner	: **Urban Renewal Agency of Oregon City**	Ref Parcel Number	: 22E29 03700
Co Owner	:	Parcel Number	: 05022778
Site Address	: *no Site Address*	T: 02S R: 02E S: 29 Q: QQ:	
Mail Address	: PO Box 3040 Oregon City Or 97045	County	: Clackamas (OR)
Taxpayer	: Urban Renewal Agency of Oregon City	Telephone	:

PROPERTY DESCRIPTION

Map Page & Grid	:
Census Tract	: 238.00 Block: 3
Improvement Type	: *unknown Improvement Code*
Subdivision/Plat	: Clackamette Cove
Neighborhood	: Area 03 Commercial Oregon City
Land Use	: 200 Vacant,Commercial Land
Legal	: SUBDIVISION CLACKAMETTE COVE 4289
	: TRACT C
	:

ASSESSMENT AND TAX INFORMATION

Mkt Land	: $117,493
Mkt Structure	:
Mkt Total	: $117,493
% Improved	:
14-15 Taxes	:
Exempt Amount	: $104,201
Exempt Type	:
Levy Code	: 062057
Millage Rate	: 18.1800
M50AssdValue	: $104,201

PROPERTY CHARACTERISTICS

Bedrooms	:	Building SF	:	BldgTotSqFt	:
Bathrooms	:	1st Floor SF	:	Lot Acres	: 2.65
Full Baths	:	Upper Finished SF	:	Lot SqFt	: 115,453
Half Baths	:	Finished SF	:	Garage SF	:
Fireplace	:	Above Ground SF	:	Year Built	:
Heat Type	:	Upper Total SF	:	School Dist	: 062
Floor Cover	:	UnFinUpperStorySF	:	Foundation	:
Stories	:	Basement Fin SF	:	Roof Type	:
Int Finish	:	Basement Unfin SF	:	Roof Shape	:
Ext Finsh	:	Basement Total SF	:		

TRANSFER INFORMATION

Owner Name(s)	Sale Date	Doc#	Sale Price	Deed Type	Loan Amount	Loan Type
:Urban Renewal Agency of Orego	:		:	:	:	:
:	:		:	:	:	:
:	:		:	:	:	:
:	:		:	:	:	:
:	:		:	:	:	:
:	:		:	:	:	:

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report.

BK 141 PG 001 4289

CLACKAMETTE COVE

LOCATED IN THE SOUTHWEST ONE-QUARTER AND NORTHWEST ONE-QUARTER OF SECTION 29, THE SOUTHWEST ONE-QUARTER OF SECTION 20, THE SOUTHEAST ONE-QUARTER OF SECTION 19, AND THE NORTHEAST ONE-QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 2 EAST, W.M., CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON

OCTOBER 26, 2009

CITY PLANNING FILE NUMBERS CP 08-05, DP 08-13, WR 08-21, TP 08-11 AND US 08-03

SHEET INDEX:

SHEET 1: OVERALL PROPERTY, MONUMENT TABLE, CURVE TABLE & LEGEND.
SHEET 2: LOT 2, PARTIAL LOT 3, TRACT A, PARTIAL TRACTS B & C, CURVE TABLE & LEGEND.
SHEET 3: LOT 1, PARTIAL TRACT B, CURVE TABLE, NARRATIVE, NOTES AND RESTRICTIONS & LEGEND.
SHEET 4: PARTIAL LOT 3, LOTS 4, 5, 6, PARTIAL TRACTS B & C, CURVE TABLE, DETAIL "A" & LEGEND
SHEET 5: LOT 7, PARTIAL TRACTS B & C, TRACTS D & E, CURVE TABLE, & LEGEND
SHEET 6: SURVEYOR'S CERTIFICATE, DECLARATION, ACKNOWLEDGEMENT, CITY APPROVALS, COUNTY APPROVALS, POST MONUMENTATION NOTE & CONSENT AFFIDAVIT

PREPARED FOR:

PACIFIC PROPERTY SEARCH, LLC

SCALE: 1"=200'

200 100 0 200

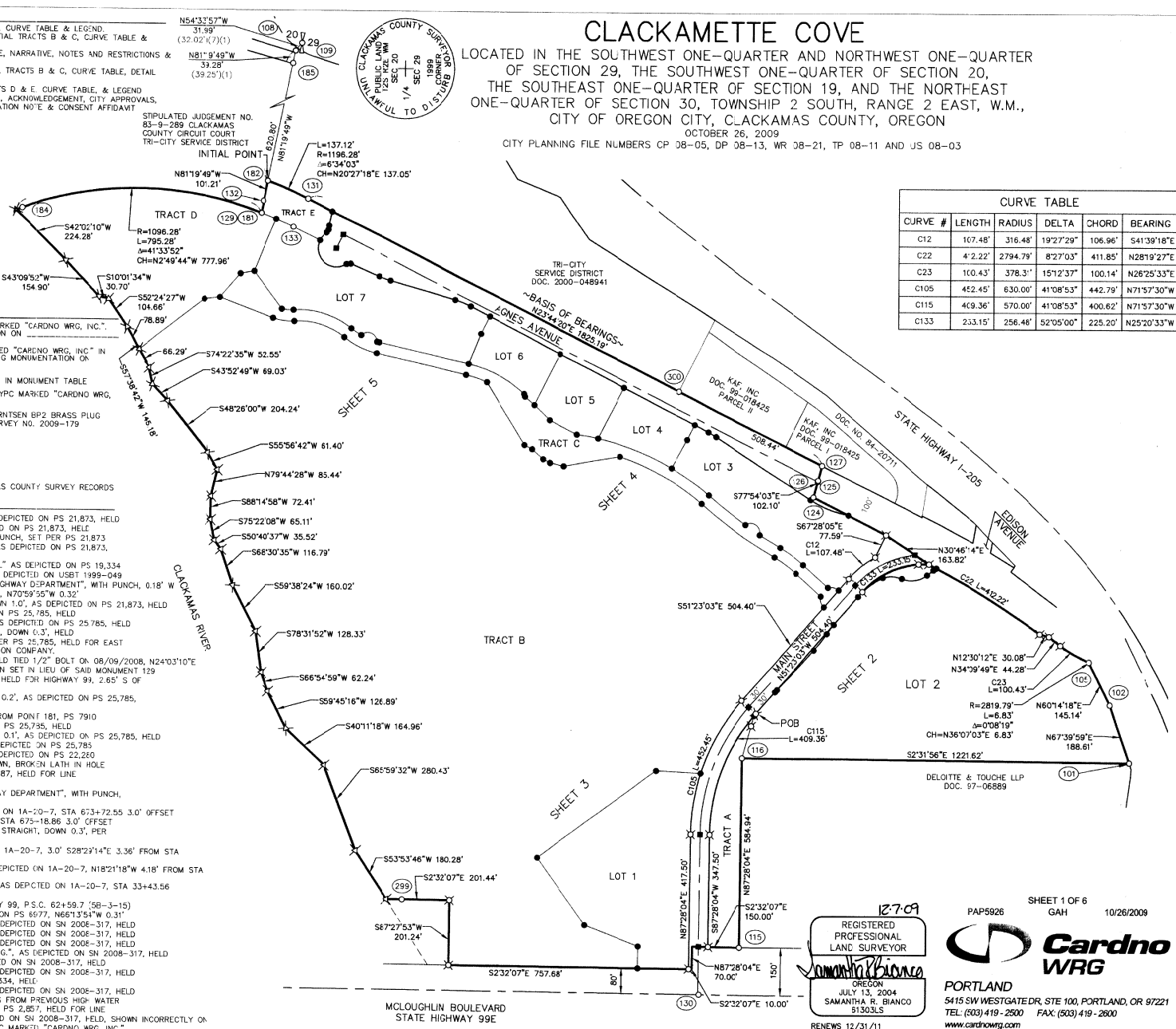
LEGEND:

- ● – DENOTES 5/8" X 30" IR WITH YPC MARKED "CARDNO WRG, INC.". SET DURING REMAINING MONUMENTATION ON
- ■ – DENOTES 5/8" X 30" IR W/YPC MARKED "CARDNO WRG, INC." IN MONUMENT BOX. SET DURING REMAINING MONUMENTATION ON
- ○ – DENOTES FOUND MONUMENT AS NOTED IN MONUMENT TABLE
- ⌘ – DENOTES FOUND 5/8" X 30" IR WITH YPC MARKED "CARDNO WRG, INC.". PER SURVEY NO. 2009-179
- ⌑ – DENOTES FOUND 30mm (1-5/32") BERNTSEN BP2 BRASS PLUG MARKED "CARDNO WRG, INC.". PER SURVEY NO. 2009-179
- ⌘ MONUMENT NOT SET

W/YPC – DENOTES WITH YELLOW PLASTIC CAP
IR – DENOTES IRON ROD
ST – DENOTES STREET
SN – DENOTES SURVEY NUMBER, CLACKAMAS COUNTY SURVEY RECORDS

(#) MONUMENT TABLE:

101 5/8" IR W/YPC "K.W. COX ASSOC, INC.", AS DEPICTED ON PS 21,873, HELD
102 5/8" IR W/ALUM CAP "LS 1647", AS DEPICTED ON PS 21,873, HELD
104 R.R. SPIKE CENTERLINE OF MAIN STREET, W/PUNCH, SET PER PS 21,873
105 5/8" IR W/ALUM CAP "LS 1647" W/PUNCH, AS DEPICTED ON PS 21,873, HELD FOR INTERSECTION
108 1/2" IR NO CAP, SHOWN AS A STONE WITH "L" AS DEPICTED ON PS 19,334
109 3-1/4" BRONZE DISK IN 2.5" STEEL PIPE, AS DEPICTED ON USBT 1999-049
114 5/8" IR W/ALUMINUM CAP "OREGON STATE HIGHWAY DEPARTMENT", WITH PUNCH, 0.18' W
115 1" IP, DOWN 0.4', AS DEPICTED ON PS 21,873, N70°59'55"W 0.32'
116 5/8" IR W/YPC, "K.W. COX ASSOC, INC.," DOWN 1.0', AS DEPICTED ON PS 21,873, HELD
124 5/8" IR, NO CAP, DOWN 0.5', AS DEPICTED ON PS 25,785, HELD
125 5/8" IR, W/YPC "WCI" LS 1841, DOWN 0.2', AS DEPICTED ON PS 25,785, HELD
126 5/8" IR, W/YPC NOT LEGIBLE, PER PS 22,280, DOWN 0.3', HELD
127 5/8" IR, W/YPC "WCI" LS 1841, DOWN 0.3', PER PS 25,785, HELD FOR EAST RIGHT OF WAY LINE OF THE PORTLAND TRACTION COMPANY.
129 1/2" BOLT, DOWN 0.2', ORIGIN UNKNOWN, (FIELD TIED 1/2" BOLT ON 08/09/2008, N24°03'10"E 0.11'), MONUMENT 181 APPEARS TO HAVE BEEN SET IN LIEU OF SAID MONUMENT 129
130 5/8" IR NO CAP, AS DEPICTED ON 5B-3-15, HELD FOR HIGHWAY 99, 2.65' S OF INTERSECTION WITH MAIN STREET
131 5/8" IR NO CAP BENT, TIED STRAIGHT, DOWN 0.2', AS DEPICTED ON PS 25,785, HELD FOR LINE
132 1" IP TOP BROKEN OFF, S83°53'02"E 38.01' FROM POINT 181, PS 7910
133 5/8" IR NO CAP, DOWN 1.7', AS DEPICTED ON PS 25,785, HELD
134 5/8" IR NO CAP, BENT, TIED STRAIGHT, DOWN 0.1', AS DEPICTED ON PS 25,785, HELD
135 5/8" IR NO CAP, W/YPC "WCI LS 1841", AS DEPICTED ON PS 25,785
136 5/8" IR W/YPC NOT LEGIBLE, DOWN 0.4', AS DEPICTED ON PS 22,280
137 1" PLASTIC CAP WITH MAGNET, ORIGIN UNKNOWN, BROKEN LATH IN HOLE
138 5/8" IR NO CAP, DOWN 0.6', SET PER SN 21687, HELD FOR LINE
140 5/8" IR W/ALUM CAP 0.5', ORIGIN UNKNOWN
145 5/8" IR W/ALUM CAP "OREGON STATE HIGHWAY DEPARTMENT", WITH PUNCH, PER 1A-20-7
163 5/8" IR NO CAP, TOP BENT SW, AS DEPICTED ON 1A-20-7, STA 673+72.55 3.0' OFFSET
164 5/8" IR NO CAP, AS DEPICTED ON 1A-20-7, STA 675+18.86 3.0' OFFSET
165 5/8" IR NO CAP, BENT SOUTHWESTERLY, TIED STRAIGHT, DOWN 0.3', PER 1A-20-7, STA 682+68.86 3.0' OFFSET
166 5/8" IR NO CAP, DOWN 0.5', AS DEPICTED ON 1A-20-7, 3.0' S28°29'14"E 3.36' FROM STA 684+74.57
167 5/8" IR NO CAP, DOWN 0.45, BENT SW, AS DEPICTED ON 1A-20-7, N18°21'18"W 4.18' FROM STA 694+74.57
168 BRASS CAP IN CONCRETE IN MONUMENT BOX, AS DEPICTED ON 1A-20-7, STA 33+43.56 (MCLOUGHLIN), HELD
169 5/8" IR IN MON BOX IN MON BOX ON HIGHWAY 99, P.S.C. 62+59.7 (5B-3-15)
176 1/2" IP WITH TACK, DOWN 2.3', AS DEPICTED ON PS 6977, N66°13'54"W 0.31'
177 5/8" IR W/YPC, "COMPASS ENGINEERING", AS DEPICTED ON SN 2008-317, HELD
178 5/8" IR W/YPC, "COMPASS ENGINEERING", AS DEPICTED ON SN 2008-317, HELD
179 5/8" IR W/YPC, "COMPASS ENGINEERING", AS DEPICTED ON SN 2008-317, HELD
180 1-1/2" ALUM CAP WITH PUNCH, "COMPASS ENG.", AS DEPICTED ON SN 2008-317, HELD
181 1" BRASS PLUG, "COMPASS ENG.", AS DEPICTED ON SN 2008-317, HELD
182 5/8" IR W/YPC, "COMPASS ENGINEERING", AS DEPICTED ON SN 2008-317, HELD
184 5/8" IR W/YPC, "BLAIR LS 1981", PER PS 19,334, HELD
185 5/8" IR W/YPC, "COMPASS ENGINEERING", AS DEPICTED ON SN 2008-317, HELD
299 1/2" IR DOWN 2.0' UNDER GRAVEL AND DEBRIS FROM PREVIOUS HIGH WATER OCCURENCES, APPEARS TO HAVE BEEN SET IN PS 2,857, HELD FOR LINE
300 1" BRASS PLUG, "COMPASS ENG.", AS DEPICTED ON SN 2008-317, HELD, SHOWN INCORRECTLY ON SN 2009-179 AS SET 5/8" X 30" IR WITH YPC MARKED "CARDNO WRG, INC."


CLACKAMAS COUNTY SURVEYOR
PUBLIC LAND CORNER
1999
SEC 29
SEC 20
1/4
1/4
UNLAWFUL TO DISTURB
N54°33'57"W 31.99' (32.02')(7)(1)
N81°9'49"W 39.28' (39.25')(1)
STIPULATED JUDGEMENT NO. 83-9-289 CLACKAMAS COUNTY CIRCUIT COURT TRI-CITY SERVICE DISTRICT
INITIAL POINT
N81°19'49"W 820.80'
L=137.12' R=1196.28' Δ=6°34'03" CH=N20°27'18"E 137.05'
N81°19'49"W 101.21'
TRACT D
TRACT E
S42°02'10"W 224.28'
R=1096.28' L=795.28' Δ=41°33'52" CH=N2°49'44"W 777.96'
S43°09'52"W 154.90'
S10°01'34"W 30.70'
S52°24'27"W 104.66'
78.89'
66.29'
S74°22'35"W 52.55'
S43°52'49"W 69.03'
S57°38'42"W 145.18'
S48°26'00"W 204.24'
S55°56'42"W 61.40'
N79°44'28"W 85.44'
S88°14'58"W 72.41'
S75°22'08"W 65.11'
S50°40'37"W 35.52'
S68°30'35"W 116.79'
S59°38'24"W 160.02'
S78°31'52"W 128.33'
S66°54'59"W 62.24'
S59°45'16"W 126.89'
S40°11'18"W 164.96'
S65°59'32"W 280.43'
S53°53'46"W 180.28'
S2°32'07"E 201.44'
S87°27'53"W 201.24'
S2°32'07"E 757.68'
80'
S2°32'07"E 10.00'
MCLOUGHLIN BOULEVARD STATE HIGHWAY 99E
CLACKAMAS RIVER
LOT 7
LOT 6
LOT 5
LOT 4
LOT 3
LOT 2
LOT 1
TRACT B
TRACT C
TRACT A
SHEET 5
SHEET 4
SHEET 3
SHEET 2
TRI-CITY SERVICE DISTRICT DOC. 2000-048941
BASIS OF BEARINGS N23°44'20"E 1825.19'
AGNES AVENUE
KAF, INC DOC. 99-018425 PARCEL II
KAF, INC DOC. 99-018425 PARCEL I
DOC. NO. 84-20711
STATE HIGHWAY I-205
EDISON AVENUE
508.44'
S77°54'03"E 102.10'
S67°28'05"E 77.59'
C12 L=107.48'
N30°46'14"E 163.82'
C133 L=233.15'
C22 L=42.22'
S51°23'03"E 504.40'
MAIN STREET N51°23'03"W 504.40'
N12°30'12"E 30.08'
N34°39'49"E 44.28'
C23 L=100.43'
R=2819.79' L=6.83' Δ=0°08'19" CH=N36°07'03"E 6.83'
N60°14'18"E 145.14'
N67°39'59"E 188.61'
POB
C115 L=409.36'
C105 L=452.45'
S2°31'56"E 1221.62'
DELOITTE & TOUCHE LLP DOC. 97-06889
N87°28'04"E 417.50'
S87°28'04"W 347.50'
N87°28'04"E 584.94'
S2°32'07"E 150.00'
N87°28'04"E 70.00'
150'
100'
100'
100

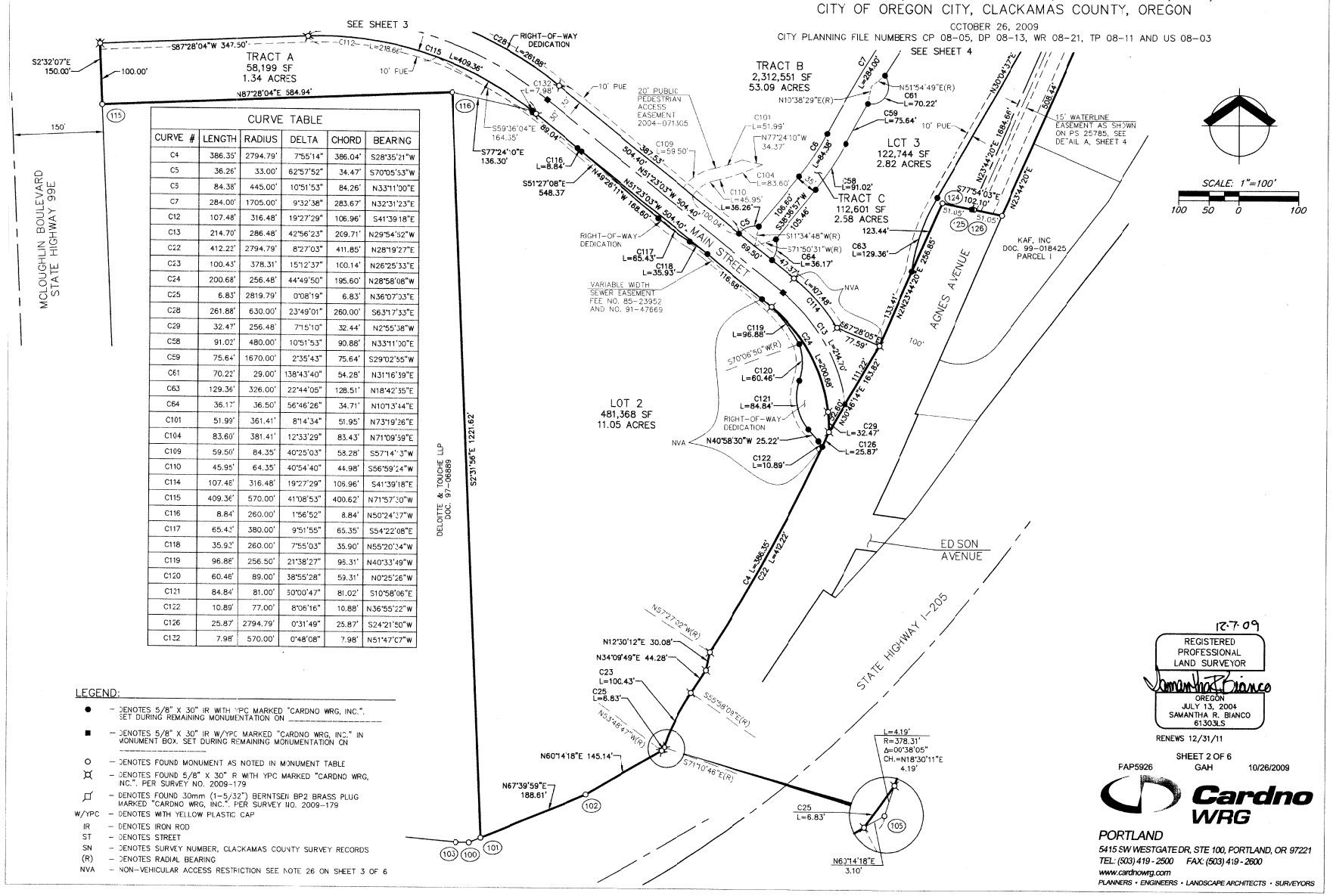
BK 141 PG 001 4289

CLACKAMETTE COVE

LOCATED IN THE SOUTHWEST ONE-QUARTER AND NORTHWEST ONE-QUARTER OF SECTION 29, THE SOUTHWEST ONE-QUARTER OF SECTION 20, THE SOUTHEAST ONE-QUARTER OF SECTION 19, AND THE NORTHEAST ONE-QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 2 EAST, W.M., CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON

OCTOBER 26, 2009

CITY PLANNING FILE NUMBERS CP 08-05, DP 08-13, WR 08-21, TP 08-11 AND US 08-03



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	BEARING
C4	386.35'	2794.79'	7°55'14"	386.04'	S28°35'21"W
C5	36.26'	33.00'	62°57'52"	34.47'	S70°05'53"W
C6	84.38'	445.00'	10°51'53"	84.26'	N33°11'00"E
C7	284.00'	1705.00'	9°32'38"	283.67'	N32°31'23"E
C12	107.48'	316.48'	19°27'29"	106.96'	S41°39'18"E
C13	214.70'	286.48'	42°56'23"	209.71'	N29°54'52"W
C22	412.22'	2794.79'	8°27'03"	411.85'	N28°19'27"E
C23	100.43'	378.31'	15°12'37"	100.14'	N26°25'33"E
C24	200.68'	256.48'	44°49'50"	195.60'	N28°58'08"W
C25	6.83'	2819.79'	0°08'19"	6.83'	N36°07'03"E
C28	261.88'	630.00'	23°49'01"	260.00'	S63°17'33"E
C29	32.47'	256.48'	7°15'10"	32.44'	N2°55'38"W
C58	91.02'	480.00'	10°51'53"	90.88'	N33°11'00"E
C59	75.64'	1670.00'	2°35'43"	75.64'	S29°02'55"W
C61	70.22'	29.00'	138°43'40"	54.28'	N31°16'39"E
C63	129.36'	326.00'	22°44'05"	128.51'	N18°42'35"E
C64	36.17'	36.50'	56°46'26"	34.71'	N10°13'44"E
C101	51.99'	361.41'	8°14'34"	51.95'	N73°19'26"E
C104	83.60'	381.41'	12°33'29"	83.43'	N71°09'59"E
C109	59.50'	84.35'	40°25'03"	58.28'	S57°14'37"W
C110	45.95'	64.35'	40°54'40"	44.98'	S56°59'24"W
C114	107.48'	316.48'	19°27'29"	106.96'	S41°39'18"E
C115	409.36'	570.00'	41°08'53"	400.62'	N71°57'30"W
C116	8.84'	260.00'	1°56'52"	8.84'	N50°24'37"W
C117	65.43'	380.00'	9°51'55"	65.35'	S54°22'08"E
C118	35.93'	260.00'	7°55'03"	35.90'	N55°20'34"W
C119	96.88'	256.50'	21°38'27"	95.31'	N40°33'49"W
C120	60.46'	89.00'	38°55'28"	59.31'	N0°25'26"W
C121	84.84'	81.00'	50°00'47"	81.02'	S10°58'06"E
C122	10.89'	77.00'	8°06'16"	10.88'	N36°55'22"W
C126	25.87'	2794.79'	0°31'49"	25.87'	S24°21'50"W
C132	7.98'	570.00'	0°48'08"	7.98'	N51°47'07"W

LEGEND:

- ● – DENOTES 5/8" X 30" IR WITH YPC MARKED "CARDNO WRG, INC.". SET DURING REMAINING MONUMENTATION ON
- ■ – DENOTES 5/8" X 30" IR W/YPC MARKED "CARDNO WRG, INC." IN MONUMENT BOX. SET DURING REMAINING MONUMENTATION ON
- ○ – DENOTES FOUND MONUMENT AS NOTED IN MONUMENT TABLE
- ⌘ – DENOTES FOUND 5/8" X 30" R WITH YPC MARKED "CARDNO WRG, INC.". PER SURVEY NO. 2009-179
- ⌑ – DENOTES FOUND 30mm (1-5/32") BERNTSEN BP2 BRASS PLUG MARKED "CARDNO WRG, INC.". PER SURVEY NO. 2009-179
- W/YPC – DENOTES WITH YELLOW PLASTIC CAP
- IR – DENOTES IRON ROD
- ST – DENOTES STREET
- SN – DENOTES SURVEY NUMBER, CLACKAMAS COUNTY SURVEY RECORDS
- (R) – DENOTES RADIAL BEARING
- NVA – NON-VEHICULAR ACCESS RESTRICTION SEE NOTE 26 ON SHEET 3 OF 6

12-7-09

REGISTERED PROFESSIONAL LAND SURVEYOR

Samantha R. Bianco

OREGON
JULY 13, 2004
SAMANTHA R. BIANCO
61303LS

RENEWS 12/31/11

SHEET 2 OF 6

FAP5926 GAH 10/26/2009

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CLACKAMETTE COVE

LOCATED IN THE SOUTHWEST ONE-QUARTER AND NORTHWEST ONE-QUARTER OF SECTION 29, THE SOUTHWEST ONE-QUARTER OF SECTION 20, THE SOUTHEAST ONE-QUARTER OF SECTION 19, AND THE NORTHEAST ONE-QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 2 EAST, W.M., CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON

OCTOBER 26, 2009

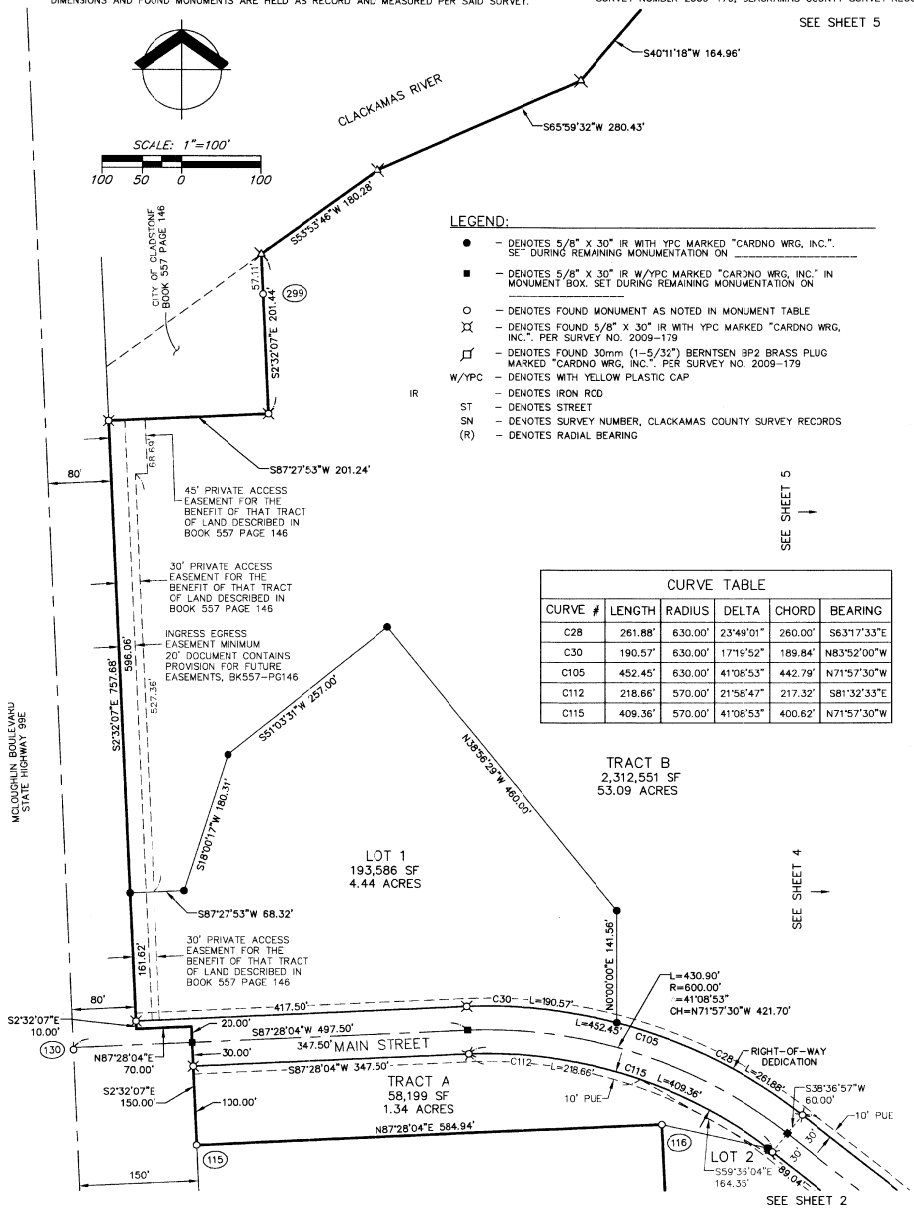
CITY PLANNING FILE NUMBERS CP 08-05, DP 08-13, WR 08-21, TP 08-11 AND US 08-03

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE A PORTION OF THOSE TRACTS OF LAND DESCRIBED AND SHOWN PER SURVEY NUMBER 2009-179, CLACKAMAS COUNTY SURVEY RECORDS. ALL EXTERIOR DIMENSIONS AND FOUND MONUMENTS ARE HELD AS RECORD AND MEASURED PER SAID SURVEY.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS OF N23°44'20"E WAS DETERMINED BY HOLDING MONUMENTS 127-131 AND RECORD INFORMATION PER SURVEY NUMBER 2009-179, CLACKAMAS COUNTY SURVEY RECORDS.



LEGEND:

- ● – DENOTES 5/8" X 30" IR WITH YPC MARKED "CARDNO WRG, INC.". SET DURING REMAINING MONUMENTATION ON
- ■ – DENOTES 5/8" X 30" IR W/YPC MARKED "CARDNO WRG, INC." IN MONUMENT BOX. SET DURING REMAINING MONUMENTATION ON
- ○ – DENOTES FOUND MONUMENT AS NOTED IN MONUMENT TABLE
- ⌘ – DENOTES FOUND 5/8" X 30" IR WITH YPC MARKED "CARDNO WRG, INC.". PER SURVEY NO. 2009-179
- ⌑ – DENOTES FOUND 30mm (1-5/32") BERNTSEN BP2 BRASS PLUG MARKED "CARDNO WRG, INC.". PER SURVEY NO. 2009-179
- W/YPC – DENOTES WITH YELLOW PLASTIC CAP
- IR – DENOTES IRON ROD
- ST – DENOTES STREET
- SN – DENOTES SURVEY NUMBER, CLACKAMAS COUNTY SURVEY RECORDS
- (R) – DENOTES RADIAL BEARING

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD	BEARING
C28	261.88'	630.00'	23°49'01"	260.00'	S63°17'33"E
C30	190.57'	630.00'	17°15'52"	189.84'	N83°52'00"W
C105	452.45'	630.00'	41°08'53"	442.79'	N71°57'30"W
C112	218.66'	570.00'	21°56'47"	217.32'	S81°32'33"E
C115	409.36'	570.00'	41°08'53"	400.62'	N71°57'30"W

NOTES AND RESTRICTIONS:

1.) BOUNDARY DETERMINATION AND BASIS OF BEARINGS IS PER SURVEY NUMBER 2009-179.
2.) THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL PER CITY OF OREGON CITY CASE FILE NUMBERS CP 08-05, DP 08-13, WR 08-21, TP 08-11 AND US 08-03, DATED FEBRUARY 10, 2009, AND CP 09-02, DP 09-01, DATED OCTOBER 16, 2009.
3.) A TEN FOOT PUBLIC UTILITY EASEMENT SHALL EXIST ALONG THE FRONTAGE OF LOTS AND TRACTS ABUTTING PUBLIC RIGHTS-OF-WAY, AS SHOWN HEREON.
4.) THE CITY OF OREGON CITY AND ITS FRANCHISEES, SUCCESSORS AND ASSIGNS ARE HEREBY GRANTED THE RIGHT TO MAINTAIN, REPLACE, AND UP-GRADE UTILITIES IN THESE PUBLIC EASEMENTS. NOTICE SHALL BE PROVIDED BEFORE SUCH ACTIVITIES ARE COMMENCED.
5.) THIS PLAT IS SUBJECT TO THE RIGHTS OF THE PUBLIC AND GOVERNMENTAL BODIES IN AND TO THAT PORTION DESCRIBED AS LYING BELOW THE MEAN HIGH WATER MARK OF THE CLACKAMAS RIVER.
6.) A PUBLIC EASEMENT EXISTS FOR BOATING AND RECREATIONAL ACTIVITIES IN AND OVER ANY ARTIFICIAL WATER BODY WHICH OPENS INTO A WATER BODY DETERMINED TO BE NAVIGABLE.
7.) THIS PLAT IS SUBJECT TO A COMMUNICATION FACILITIES EASEMENT AS RECORDED IN BOOK 155 PAGE 332, CLACKAMAS COUNTY DEED RECORDS. EXACT LOCATION IS NOT DISCLOSED.
8.) THIS PLAT IS SUBJECT TO A TRANSMISSION LINE EASEMENT AS RECORDED IN BOOK 472 PAGE 610, CLACKAMAS COUNTY DEED RECORDS. EXACT LOCATION IS NOT DISCLOSED.
9.) THIS PLAT IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS RECORDED IN BOOK 48 PAGE 319 AND BOOK 86 PAGE 332, CLACKAMAS COUNTY DEED RECORDS.
10.) THIS PLAT IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS RECORDED IN BOOK 48 PAGE 387, CLACKAMAS COUNTY DEED RECORDS.
11.) THIS PLAT IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS RECORDED IN BOOK 557 PAGE 146, CLACKAMAS COUNTY DEED RECORDS.
12.) THIS PLAT IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS RECORDED AS FEE NO. 72-31295, CLACKAMAS COUNTY DEED RECORDS.
13.) THIS PLAT IS SUBJECT TO THE CONDITIONS AND LIMITATIONS CONTAINED IN DECREE OF CONDEMNATION SUIT RECORDED IN BOOK 86 PAGE 146, CLACKAMAS COUNTY DEED RECORDS.
14.) NO RIGHT OF EASEMENT OR RIGHT OF ACCESS TO, FROM OR ACROSS THE STATE HIGHWAY INTERSTATE I-205 OTHER THAN EXPRESSLY THEREIN PROVIDED FOR SHALL ATTACH TO THE ABUTTING PROPERTY PER LIMITED ACCESS PROVISIONS IN FAVOR OF THE STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION AS CONTAINED IN DECREE OF CONDEMNATION SUIT NO. 48439.
15.) NO RIGHT OF EASEMENT OR RIGHT OF ACCESS TO, FROM OR ACROSS THE STATE HIGHWAY INTERSTATE I-205 OTHER THAN EXPRESSLY THEREIN PROVIDED FOR SHALL ATTACH TO THE ABUTTING PROPERTY PER LIMITED ACCESS PROVISIONS IN FAVOR OF THE STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION AS CONTAINED IN DECREE OF CONDEMNATION SUIT NO. 68930.
16.) THIS PLAT IS SUBJECT TO A TELEPHONE AND TELEGRAPH EASEMENT AS RECORDED IN BOOK 103 PAGE 404, CLACKAMAS COUNTY DEED RECORDS. EXACT LOCATION IS NOT DISCLOSED.
17.) THIS PLAT IS SUBJECT TO A ROAD EASEMENT AS RECORDED IN FEE NO. 68-006792, CLACKAMAS COUNTY DEED RECORDS. EXACT LOCATION IS NOT DISCLOSED.
18.) THIS PLAT IS SUBJECT TO AN EASEMENT AGREEMENT AS RECORDED IN FEE NO. 78-38099, CLACKAMAS COUNTY DEED RECORDS. EXACT LOCATION IS NOT DISCLOSED.
19.) THIS PLAT IS SUBJECT TO NORTHWEST NATURAL GAS CLAIM OF EASEMENT RIGHTS PER UNRECORDED LETTER.
20.) THIS PLAT IS SUBJECT TO A 20' ACCESS EASEMENT PER STIPULATED FINAL JUDGEMENT IN CIRCUIT COURT SUIT NO. 83-9-289.
21.) TRACT A IS FOR ENTRY SIGN AND WATER FEATURE AND SHALL BE OWNED AND MAINTAINED BY THE OREGON CITY URBAN RENEWAL AGENCY.
22.) TRACT B IS FOR PUBLIC OPEN SPACE AND SHALL BE OWNED BY THE OREGON CITY URBAN RENEWAL AGENCY. SEE NOTES 5 AND 6, ABOVE.
23.) TRACT C SHALL BE OWNED AND MAINTAINED BY THE OREGON CITY URBAN RENEWAL AGENCY, AND IS SUBJECT TO A PUBLIC PEDESTRIAN ACCESS EASEMENT OVER ITS ENTIRETY.
24.) TRACT D SHALL BE OWNED AND MAINTAINED BY THE OREGON CITY URBAN RENEWAL AGENCY AS A PUBLIC PARK.
25.) TRACT E SHALL BE OWNED AND MAINTAINED BY THE OREGON CITY URBAN RENEWAL AGENCY, UNTIL CONVEYED TO THE OWNERS OF THAT PROPERTY DESCRIBED IN DOCUMENT NO. 2000-048941.
26.) ACCESS TO MAIN STREET AND AGNES AVENUE TO AND FROM LOTS 2, 3, AND 7 SHALL BE CONTROLLED BY THE CITY OF OREGON CITY BY THE RECORDING OF THIS PLAT. THESE ACCESS RESTRICTIONS ARE LOCATED AS NOTED ON SHEET 2 OF 6 AND SHEET 5 OF 6.
27.) THIS PLAT IS SUBJECT TO A RIGHT-OF-WAY EASEMENT AS RECORDED IN BOOK 376 PAGE 180, CLACKAMAS COUNTY DEED RECORDS.
28.) THIS PLAT IS SUBJECT TO PROVISIONS FOR ACCESS ROAD AS RECORDED IN FEE NO. 68-004577, CLACKAMAS COUNTY DEED RECORDS.
29.) THIS PLAT IS SUBJECT TO A RAILWAY EASEMENT AS RECORDED IN FEE NO. 70-021212, CLACKAMAS COUNTY DEED RECORDS.
30.) THIS PLAT IS SUBJECT TO A SEWER EASEMENT AS STIPULATED IN CLACKAMAS COUNTY CIRCUIT COURT CASE NO. 84-10-35.
31.) THIS PLAT IS SUBJECT TO AN ELECTRIC TRANSMISSION LINE EASEMENT AS RECORDED IN BOOK 468 PAGE 473, CLACKAMAS COUNTY DEED RECORDS.
32.) THIS PLAT IS SUBJECT TO A SEWER EASEMENT AS STIPULATED IN CLACKAMAS COUNTY CIRCUIT COURT CASE NO. 86-7-369 AND NO. 86-7-368.
33.) THIS PLAT IS SUBJECT TO A WATER LINE EASEMENT AS RECORDED IN FEE NO. 78-38099, CLACKAMAS COUNTY DEED RECORDS. EXACT LOCATION IS NOT DISCLOSED.
34.) THIS PLAT IS SUBJECT TO ACCEPTANCE OF ZONING CONDITIONS AS RECORDED IN FEE NO. 72-31296, CLACKAMAS COUNTY DEED RECORDS.
35.) THIS PLAT IS SUBJECT TO MINERAL RESERVATIONS AS RECORDED IN FEE NO. 85-036288, FEE NO. 86-32834, AND FEE NO. 86-32835, CLACKAMAS COUNTY DEED RECORDS.
36.) THIS PLAT IS SUBJECT TO THE DOWNTOW/NORTH END URBAN RENEWAL PLAN PER CITY OF OREGON CITY ORDINANCE NO. 90-1062, RECORDED IN FEE NO. 90-62748, CLACKAMAS COUNTY DEED RECORDS. AND AMENDED BY FEE NUMBERS 91-18607, 2000-032146, 2000-079678, 2001-044321, 2003-164952, AND 2007-026486, CLACKAMAS COUNTY DEED RECORDS.
37.) THIS PLAT IS SUBJECT TO A RIGHT-OF-WAY EASEMENT AS RECORDED IN BOOK 86, PAGE 332, CLACKAMAS COUNTY DEED RECORDS.

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 13, 2004
SAMANTHA R. BIANCO
61303LS
RENEWS 12/31/11

SHEET 3 OF 6
PAP5926 GAH 10/26/2009

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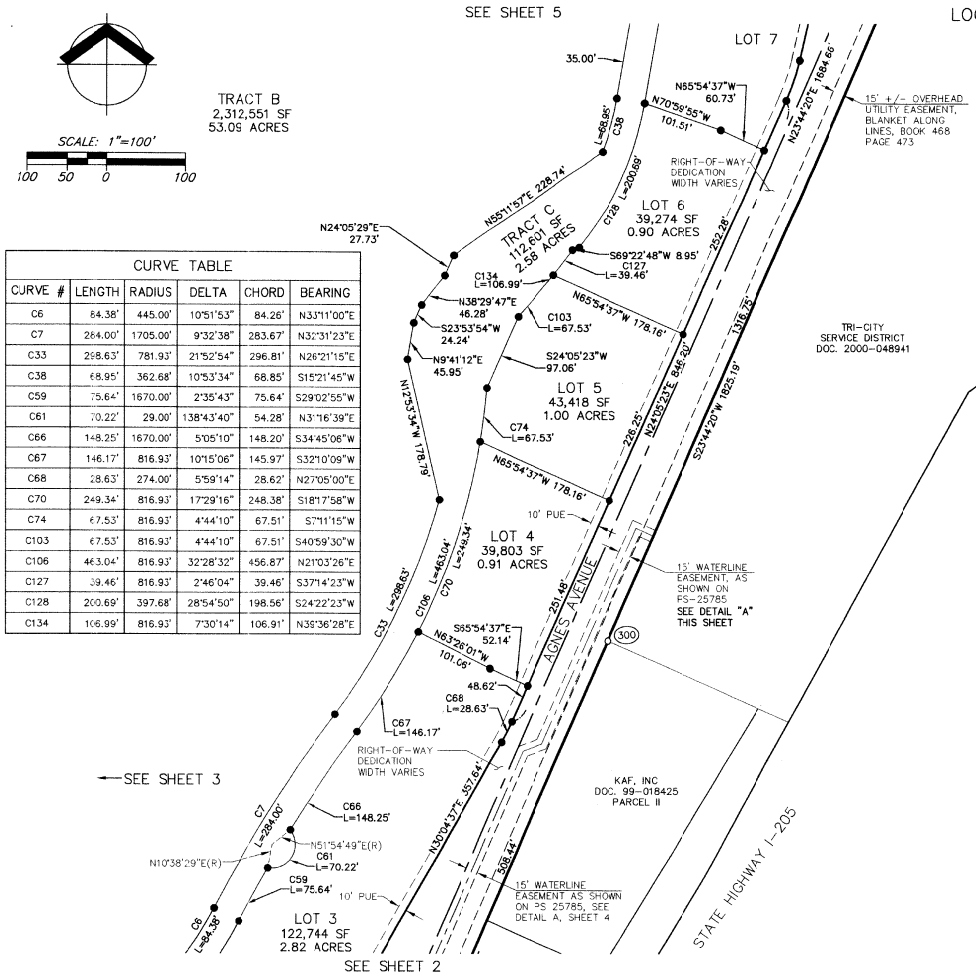
CLACKAMETTE COVE

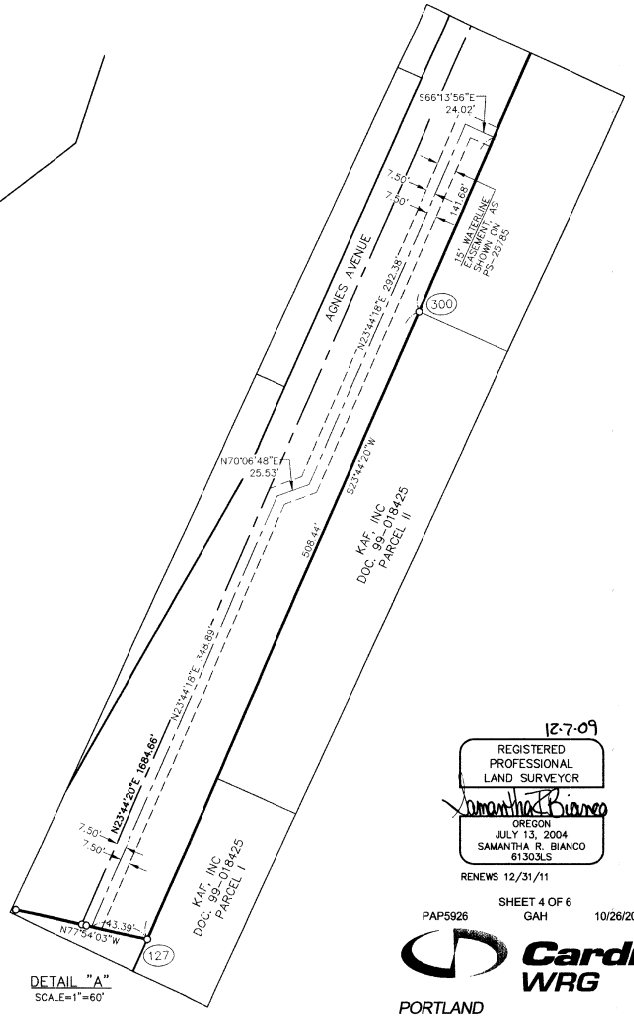
LOCATED IN THE SOUTHWEST ONE-QUARTER AND NORTHWEST ONE-QUARTER OF SECTION 29, THE SOUTHWEST ONE-QUARTER OF SECTION 20, THE SOUTHEAST ONE-QUARTER OF SECTION 19, AND THE NORTHEAST ONE-QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 2 EAST, W.M., CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON

OCTOBER 26, 2009

CITY PLANNING FILE NUMBERS CP 08-05, DP 08-13, WR 08-21, TP 08-11 AND US 08-03



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	BEARING
C6	84.38'	445.00'	10°51'53"	84.26'	N33°11'00"E
C7	284.00'	1705.00'	9°32'38"	283.67'	N32°31'23"E
C33	298.63'	781.93'	21°52'54"	296.81'	N26°21'15"E
C38	68.95'	362.68'	10°53'34"	68.85'	S15°21'45"W
C59	75.64'	1670.00'	2°35'43"	75.64'	S29°02'55"W
C61	70.22'	29.00'	138°43'40"	54.28'	N3°16'39"E
C66	148.25'	1670.00'	5°05'10"	148.20'	S34°45'06"W
C67	146.17'	816.93'	10°15'06"	145.97'	S32°10'09"W
C68	28.63'	274.00'	5°59'14"	28.62'	N27°05'00"E
C70	249.34'	816.93'	17°29'16"	248.38'	S18°17'58"W
C74	67.53'	816.93'	4°44'10"	67.51'	S7°11'15"W
C103	67.53'	816.93'	4°44'10"	67.51'	S40°59'30"W
C106	463.04'	816.93'	32°28'32"	456.87'	N21°03'26"E
C127	39.46'	816.93'	2°46'04"	39.46'	S37°14'23"W
C128	200.69'	397.68'	28°54'50"	198.56'	S24°22'23"W
C134	106.99'	816.93'	7°30'14"	106.91'	N39°36'28"E



LEGEND:

- ● – DENOTES 5/8" X 30" IR WITH YPC MARKED "CARDNO WRG, INC.", SET DURING REMAINING MONUMENTATION ON _____
- ■ – DENOTES 5/8" X 30" IR W/YPC MARKED "CARDNO WRG, INC." IN MONUMENT BOX. SET DURING REMAINING MONUMENTATION ON _____
- ○ – DENOTES FOUND MONUMENT AS NOTED IN MONUMENT TABLE
- ⌘ – DENOTES FOUND 5/8" X 30" IR WITH YPC MARKED "CARDNO WRG, INC.". PER SURVEY NO. 2009-179
- ⌑ – DENOTES FOUND 30mm (1-5/32") BERNTSEN BF2 BRASS PLUG MARKED "CARDNO WRG, INC.". PER SURVEY NO. 2009-179
- W/YPC – DENOTES WITH YELLOW PLASTIC CAP
- IR – DENOTES IRON ROD
- ST – DENOTES STREET
- SN – DENOTES SURVEY NUMBER, CLACKAMAS COUNTY SURVEY RECORDS
- (R) – DENOTES RADIAL BEARING

12-7-09

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 13, 2004
SAMANTHA R. BIANCO
61303LS

RENEWS 12/31/11

SHEET 4 OF 6

PAP5926 GAH 10/26/2009

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CLACKAMETTE COVE

LOCATED IN THE SOUTHWEST ONE-QUARTER AND NORTHWEST ONE-QUARTER OF SECTION 29, THE SOUTHWEST ONE-QUARTER OF SECTION 20, THE SOUTHEAST ONE-QUARTER OF SECTION 19, AND THE NORTHEAST ONE-QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 2 EAST, W.M., CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON

OCTOBER 26, 2009

CITY PLANNING FILE NUMBERS CP 08-05, DP 08-13, WR 08-21, TP 08-11 AND US 08-03

SCALE: 1"=100'

100 50 0 100

LEGEND:

- ● – DENOTES 5/8" X 30" IR WITH YPC MARKED "CARDNO WRG, INC.". SET DURING REMAINING MONUMENTATION ON _____
- ■ – DENOTES 5/8" X 30" IR W/YPC MARKED "CARDNO WRG, INC." IN MONUMENT BOX. SET DURING REMAINING MONUMENTATION ON _____
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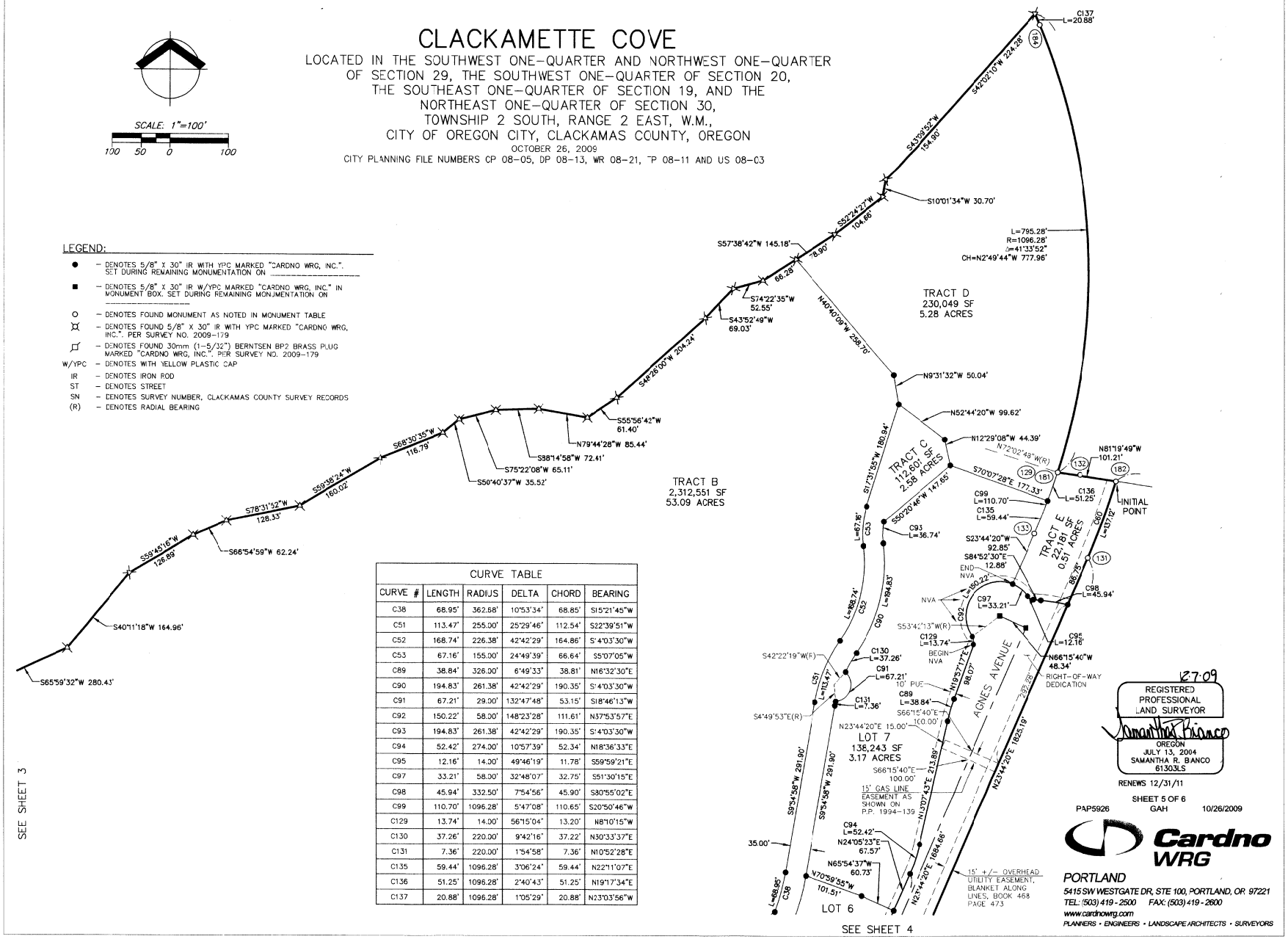

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	BEARING
C38	68.95'	362.68'	10°53'34"	68.85'	S15°21'45"W
C51	113.47'	255.00'	25°29'46"	112.54'	S22°39'51"W
C52	168.74'	226.38'	42°42'29"	164.86'	S14°03'30"W
C53	67.16'	155.00'	24°49'39"	66.64'	S5°07'05"W
C89	38.84'	326.00'	6°49'33"	38.81'	N16°32'30"E
C90	194.83'	261.38'	42°42'29"	190.35'	S14°03'30"W
C91	67.21'	29.00'	132°47'48"	53.15'	S18°46'13"W
C92	150.22'	58.00'	148°23'28"	111.61'	N37°53'57"E
C93	194.83'	261.38'	42°42'29"	190.35'	S14°03'30"W
C94	52.42'	274.00'	10°57'39"	52.34'	N18°36'33"E
C95	12.16'	14.00'	49°46'19"	11.78'	S59°59'21"E
C97	33.21'	58.00'	32°48'07"	32.75'	S51°30'15"E
C98	45.94'	332.50'	7°54'56"	45.90'	S80°55'02"E
C99	110.70'	1096.28'	5°47'08"	110.65'	S20°50'46"W
C129	13.74'	14.00'	56°15'04"	13.20'	N8°10'15"W
C130	37.26'	220.00'	9°42'16"	37.22'	N30°33'37"E
C131	7.36'	220.00'	1°54'58"	7.36'	N10°52'28"E
C135	59.44'	1096.28'	3°06'24"	59.44'	N22°11'07"E
C136	51.25'	1096.28'	2°40'43"	51.25'	N19°17'34"E
C137	20.88'	1096.28'	1°05'29"	20.88'	N23°03'56"W

12-7-09

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 13, 2004 SAMANTHA R. BANCO 61303LS

RENEWS 12/31/11

SHEET 5 OF 6

PAP5926 GAH 10/26/2009

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CLACKAMETTE COVE

LOCATED IN THE SOUTHWEST ONE-QUARTER AND NORTHWEST ONE-QUARTER OF SECTION 29, THE SOUTHWEST ONE-QUARTER OF SECTION 20, THE SOUTHEAST ONE-QUARTER OF SECTION 19, AND THE NORTHEAST ONE-QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 2 EAST, W.M., CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON

OCTOBER 26, 2009

CITY PLANNING FILE NUMBERS CP 08-05, DP 08-13, WR 08-21, TP 08-11 AND US 08-03

CITY OF OREGON CITY APPROVALS:

APPROVED THIS 9th DAY OF December, 2009

BY: [signature]

OREGON CITY - CITY ENGINEER

****

APPROVED THIS 9th DAY OF December, 2009

BY: [signature]

OREGON CITY - PLANNING MANAGER

****

CLACKAMAS COUNTY APPROVALS:

****

APPROVED THIS 15 DAY OF Dec, 2009

[signature]

CLACKAMAS COUNTY SURVEYOR; and
CLACKAMAS COUNTY BOARD OF COMMISSIONERS
DELEGATE PER COUNTY CODE CHAPTER 11.02

****

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH JUNE 30, 2010

APPROVED THIS 15 DAY OF December, 2009

CLACKAMAS COUNTY ASSESSOR & TAX COLLECTOR

BY: Mary Neigel
DEPUTY

****

STATE OF OREGON)
COUNTY OF CLACKAMAS) S.S.

I DO HEREBY CERTIFY THAT THE ATTACHED PLAT WAS RECEIVED FOR RECORD ON THE 15th DAY OF December, 2009 AT 3:20 O'CLOCK P M.

AS PLAT NO. 4289

DOCUMENT NO. 2009-86084

SHERRY HALL, CLACKAMAS COUNTY CLERK

BY: [signature]
DEPUTY

****

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT PARKER POND, LLC, AN OREGON LIMITED LIABILITY COMPANY, AN OWNER OF THE LAND DEPICTED HEREON, DOES HEREBY MAKE, ESTABLISH AND DECLARE THE ANNEXED PLAT OF "CLACKAMETTE COVE" AS DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE TO BE A TRUE AND CORRECT MAP AND PLAT THEREOF, ALL LOTS AND TRACTS BEING OF THE DIMENSIONS SHOWN HEREON AND ALL STREETS OF THE WIDTHS THEREON SET FORTH, AND DOES HEREBY DEDICATE TO THE PUBLIC AS PUBLIC WAYS FOREVER, ALL STREETS, AND DOES HEREBY CREATE AND ESTABLISH PRIVATE EASEMENTS AS SHOWN, NOTED, OR STATED ON SAID MAP FOR THE USES INDICATED, AND DOES HEREBY GRANT ALL PUBLIC EASEMENTS AS SHOWN, NOTED, OR STATED ON SAID MAP. THE DECLARANT DOES FURTHER STATE THAT THE PROPERTY PLATTED HEREIN IS SUBJECT TO PLAT RESTRICTIONS AS NOTED, ALL IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUES.

PARKER POND, LLC, AN OREGON LIMITED LIABILITY COMPANY
BY: JACK W. PARKER TRUST, SOLE MEMBER

[signature]

BY: SCOTT T. PARKER, CO-TRUSTEE

ACKNOWLEDGMENT:

STATE OF OREGON)
COUNTY OF COLUMBIA) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON DECEMBER, 6, 2009

BY SCOTT T. PARKER, CO-TRUSTEE OF JACK W. PARKER TRUST, SOLE MEMBER OF PARKER POND, LLC, AN OREGON LIMITED LIABILITY COMPANY

[signature]

NOTARY PUBLIC SIGNATURE

DRAKE BUTSCH

NOTARY PUBLIC (PRINT NAME) - OREGON

COMMISSION NO. 406940

MY COMMISSION EXPIRES JUNE 7, 2010

SURVEYOR'S CERTIFICATE:

I, SAMANTHA R. BIANCO, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LANDS REPRESENTED ON THE ANNEXED MAP OF "CLACKAMETTE COVE", LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 20, SOUTHWEST ONE-QUARTER AND NORTHWEST ONE-QUARTER OF SECTION 29, SOUTHEAST ONE-QUARTER OF SECTION 19 AND THE NORTHEAST ONE-QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, OREGON CITY, CLACKAMAS COUNTY, OREGON, AND FOR THE INITIAL POINT I HELD THE 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "COMPASS ENGINEERING", AS DEPICTED ON SN 2008-317, CLACKAMAS COUNTY DEED RECORDS, MARKING THE NORTHEAST CORNER OF PARCEL I, PARTITION PLAT 1994-139, CLACKAMAS COUNTY PLAT RECORDS, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3 1/4" BRONZE DISK IN A 7.5 INCH STEEL PIPE, MARKING THE ONE-QUARTER SECTION CORNER COMMON TO SECTIONS 20 AND 29; THENCE NORTH 54°33'57" WEST 31.99 FEET TO A 1/2 INCH IRON ROD; THENCE NORTH 81°19'49" WEST 620.80 FEET TO SAID INITIAL POINT; THENCE NORTH 81°19'49" WEST 101.21 FEET ALONG THE NORTHERLY LINE OF PARCEL I, PARTITION PLAT 1994-139, CLACKAMAS COUNTY PLAT RECORDS TO A 1" BRASS PLUG MARKED "COMPASS ENG.", MARKING THE NORTHWEST CORNER OF SAID PARCEL I AND A POINT OF NON-TANGENTIAL CURVATURE, SAID POINT BEING THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN STIPULATED JUDGEMENT NO. 83-9-289, CLACKAMAS COUNTY CIRCUIT COURT; THENCE ALONG SAID NON-TANGENTIAL CURVE 1096.28 FOOT RADIUS CURVE TO THE LEFT (THE CENTER OF WHICH BEARS SOUTH 72° 02' 48" WEST, 1096.28 FEET) THROUGH A CENTRAL ANGLE OF 41° 33' 52" AN ARC DISTANCE OF 795.28 FEET (THE CHORD OF WHICH BEARS NORTH 02° 49' 44" WEST, 777.96 FEET) TO THE ORDINARY HIGH WATER LINE OF THE CLACKAMAS RIVER; THENCE ALONG SAID ORDINARY HIGH WATER LINE THE FOLLOWING TWENTY ONE (21) COURSES: 1) SOUTH 42°02'10" WEST 224.28 FEET 2) SOUTH 43°09'52" WEST 154.90 3) SOUTH 10°01'34" WEST 30.70 FEET 4) SOUTH 52°24'27" WEST 104.66 FEET 5) SOUTH 57°38'42" WEST 145.18 FEET 6) SOUTH 74°22'35" WEST 52.55 FEET 7) SOUTH 43°52'49" WEST 69.03 FEET 8) SOUTH 48°26'00" WEST 204.24 FEET 9) SOUTH 55°56'42" WEST 61.40 FEET 10) NORTH 79°44'28" WEST 85.44 FEET 11) SOUTH 88°14'58" WEST 72.41 FEET 12) SOUTH 75°22'08" WEST 65.11 FEET 13) SOUTH 50°40'37" WEST 35.52 FEET 14) SOUTH 68°30'35" WEST 116.79 FEET 15) SOUTH 59°38'24" WEST 160.02 FEET 16) SOUTH 78°31'52" WEST 128.33 FEET 17) SOUTH 66°54'59" WEST 62.24 FEET 18) SOUTH 59°45'16" WEST 126.89 FEET 19) SOUTH 40°11'18" WEST 164.96 FEET 20) SOUTH 65°59'32" WEST 280.43 FEET 21) SOUTH 53°53'46" WEST 180.28 FEET TO THE EASTERLY LINE OF THAT TRACT OF LAND DESCRIBED IN BOOK 557 PAGE 146, CLACKAMAS COUNTY DEED RECORDS; THENCE ALONG SAID EASTERLY LINE SOUTH 02°32'07" EAST 201.44 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "CARDNO WRG, INC." MARKING THE SOUTHEAST CORNER OF SAID TRACT; THENCE SOUTH 87°27'53" WEST 201.24 FEET ALONG THE SOUTHERLY LINE OF SAID TRACT TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "CARDNO WRG, INC." MARKING THE SOUTHWEST CORNER OF SAID TRACT AND A POINT ON THE EASTERLY RIGHT OF WAY LINE OF MCLOUGHLIN BOULEVARD (HIGHWAY 99E) (BEING 80 FEET EASTERLY OF THE CENTERLINE THEREOF WHEN MEASURED PERPENDICULAR THERETO); THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE SOUTH 02°32'07" EAST 757.68 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "CARDNO WRG, INC." AT ITS INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF MAIN STREET, AS SHOWN ON THE CITY OF OREGON CITY'S ENGINEERING DEPARTMENT DRAWING TITLED "MAIN STREET ALIGNMENT" (BEING 30 FEET FROM THE CENTERLINE THEREOF, WHEN MEASURED PERPENDICULAR THERETO); THENCE ALONG A SOUTHERLY EXTENSION OF SAID EASTERLY RIGHT OF WAY LINE SOUTH 02°32'07" EAST 10.00 FEET; THENCE NORTH 87°28'04" EAST 70.00 FEET TO THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF THAT TRACT OF LAND DESCRIBED IN DEED DOCUMENT 97-06889, CLACKAMAS COUNTY DEED RECORDS; THENCE ALONG SAID NORTHERLY EXTENSION SOUTH 2°32'07" EAST 150.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE ALONG THE NORTH LINE OF SAID TRACT NORTH 87°28'04" EAST 584.94 FEET TO A 5/8 INCH IRON WITH YELLOW PLASTIC CAP MARKED "K.W. COX ASSOC, INC.," BEING THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 02°31'56" EAST 1221.62 FEET ALONG THE EASTERLY LINE OF SAID TRACT TO A 5/8 INCH IRON WITH YELLOW PLASTIC CAP MARKED "K.W. COX ASSOC, INC.," BEING THE SOUTHEAST CORNER OF SAID TRACT, ALSO BEING THE WESTERLY RIGHT OF WAY LINE OF STATE HIGHWAY I-205 AS DEPICTED ON ODOT ROLL MAP 1A-20-7; THENCE ALONG SAID RIGHT OF WAY LINE NORTH 67°39'59" EAST 188.61 FEET TO A 5/8 INCH IRON ROD WITH ALUMINUM CAP MARKED "LS 1647"; THENCE NORTH 60°14'18" EAST 145.14 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF MAIN STREET, BEING MARKED BY A 5/8 INCH IRON ROD WITH ALUMINUM CAP MARKED "LS 1647" WITH PUNCH TO A POINT OF NON-TANGENTIAL CURVATURE; THENCE ALONG SAID NON-TANGENTIAL 2819.79 FOOT RADIUS CURVE TO THE LEFT (THE CENTER OF WHICH BEARS NORTH 53° 48' 47" WEST, 2819.79 FEET) THROUGH A CENTRAL ANGLE OF 00° 08' 19" AN ARC DISTANCE OF 6.83 FEET (THE CHORD OF WHICH BEARS NORTH 36° 07' 03" EAST 6.83 FEET) TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "CARDNO WRG, INC." BEING A POINT OF NON-TANGENTIAL CURVATURE; THENCE ALONG SAID NON-TANGENTIAL 378.31 FOOT RADIUS CURVE TO THE RIGHT (THE CENTER OF WHICH BEARS SOUTH 71° 10' 46" EAST, 378.31 FEET) THROUGH A CENTRAL ANGLE OF 15° 12' 37" AN ARC DISTANCE OF 100.43 FEET (THE CHORD OF WHICH BEARS NORTH 26° 25' 33" EAST 100.14 FEET) TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "CARDNO WRG, INC.", BEING A POINT OF NON-TANGENCY; THENCE NORTH 34°09'49" EAST 44.28 FEET; THENCE NORTH 12°30'12" EAST 30.08 FEET TO A POINT OF NON-TANGENTIAL CURVATURE; THENCE ALONG SAID NON-TANGENTIAL 2794.79 FOOT RADIUS CURVE TO THE LEFT (THE CENTER OF WHICH BEARS NORTH 65° 54' 05" WEST, 2794.79 FEET) THROUGH A CENTRAL ANGLE OF 08° 27' 03" AN ARC DISTANCE OF 412.22 FEET (THE CHORD OF WHICH BEARS NORTH 28° 19' 27" EAST, 411.85 FEET) TO THE SOUTHERLY LINE OF MAIN STREET; THENCE LEAVING SAID SOUTHERLY LINE NORTH 30°46'14" EAST 163.82 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "CARDNO WRG, INC." MARKING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF AGNES AVENUE ALSO BEING COINCIDENT WITH THE WESTERLY RIGHT OF WAY LINE OF THE ABANDONED PORTLAND TRACTION COMPANY; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE NORTH 23°44'20" EAST 256.85 FEET TO A 5/8 INCH IRON ROD; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE ALONG THE NORTH LINE OF SAID AGNES AVENUE SOUTH 77°54'03" EAST 102.10 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "WCI LS 1841" TO THE EASTERLY RIGHT OF WAY LINE OF AGNES AVENUE ALSO BEING COINCIDENT WITH THE EASTERLY RIGHT OF WAY LINE OF THE ABANDONED PORTLAND TRACTION COMPANY; THENCE ALONG SAID ABANDONED EASTERLY RIGHT OF WAY LINE NORTH 23°44'20" EAST 1825.19 FEET TO A 5/8 INCH IRON ROD; THENCE ALONG A 1196.28 FOOT RADIUS CURVE TO THE LEFT (CENTER OF WHICH BEARS NORTH 66°15'40" WEST, 1196.28 FEET) THROUGH A CENTRAL ANGLE 06°34'03" AN ARC DISTANCE OF 137.12 FEET (THE CHORD WHICH BEARS NORTH 20°27'18" EAST, 137.05') TO SAID INITIAL POINT.

CONTAINS 4,040,413 SQUARE FEET, OR 92.755 ACRES MORE OR LESS.

PER O.R.S. 92.070 (2) I, SAMANTHA R. BIANCO DO ALSO SAY THAT THE SETTING OF THE REMAINING MONUMENTS WITHIN THE SUBDIVISION WILL BE ACCOMPLISHED WITHIN 90 CALENDAR DAYS FOLLOWING THE COMPLETION OF PAVING IMPROVEMENTS OR WITHIN 1 YEAR FOLLOWING THE ORIGINAL PLAT RECORDATION, WHICHEVER COMES FIRST, IN ACCORDANCE WITH O.R.S. 92.060.

12-7-09

REGISTERED PROFESSIONAL LAND SURVEYOR
[signature]
OREGON
JULY 13, 2004
SAMANTHA R. BIANCO
61303LS

RENEWS 12/31/11

REMAINING MONUMENTATION:

IN ACCORDANCE WITH O.R.S. 92.060, THE REMAINING CORNERS OF THIS SUBDIVISION HAVE BEEN CORRECTLY SET WITH THE PROPER MONUMENTS. AN AFFIDAVIT HAS BEEN PREPARED REGARDING THE SETTING OF SAID MONUMENTS AND IS RECORDED IN DOCUMENT NO._____, CLACKAMAS COUNTY DEED RECORDS.

APPROVED THIS _____ DAY OF _____, 20____

_____
CLACKAMAS COUNTY SURVEYOR

CONSENT AFFIDAVIT:

A SUBDIVISION CONSENT AFFIDAVIT BY OREGON CITY LEASING CO., INC., OWNER UNDER DEED DOCUMENT NO. 95-015480, CLACKAMAS COUNTY DEED RECORDS, HAS BEEN RECORDED AS DOCUMENT NUMBER 2009-086082, CLACKAMAS COOUNTY DEED RECORDS.

CONSENT AFFIDAVIT:

A SUBDIVISION CONSENT AFFIDAVIT BY URBAN RENEWAL AGENCY OF OREGON CITY, A MUNICIPAL CORPORATION OF THE STATE OF OREGON, OWNER UNDER DEED DOCUMENT NOS. 98-115372, 2009-081467, AND 2009-081468, CLACKAMAS COUNTY DEED RECORDS, HAS BEEN RECORDED AS DOCUMENT NUMBER 2009-086083, CLACKAMAS COOUNTY DEED RECORDS.

SHEET 6 OF 6

PAP5926 GAH 10/25/2009

Cardno WRG
PORTLAND
5415 SW WESTGATE DR, STE 100, PORTLAND, OR 97221
TEL: (503) 419 - 2500 FAX: (503) 419 - 2600
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PLANNERS - ENGINEERS - LANDSCAPE ARCHITECTS - SURVEYORS

First American Title Company of Oregon

Customer Service Department
121 SW Morrison Street Suite 300 - Portland, OR 97204
Phone: 503.219.TRIO (8746) Fax: 503.790.7872
Email: cs.portland@firstam.com
Today's Date : 7/8/2015

OWNERSHIP INFORMATION

Owner	: **Urban Renewal Agency of Oregon City**	Ref Parcel Number	: 22E20 01100
Co Owner	:	Parcel Number	: 05022780
Site Address	: *no Site Address*	T: 02S R: 02E S: 20 Q: QQ:	
Mail Address	: PO Box 3040 Oregon City Or 97045	County	: Clackamas (OR)
Taxpayer	: Urban Renewal Agency of Oregon City	Telephone	:

PROPERTY DESCRIPTION

Map Page & Grid	:
Census Tract	: 238.00 Block: 3
Improvement Type	: *unknown Improvement Code*
Subdivision/Plat	: Clackamette Cove
Neighborhood	: Area 03 Apartments Oregon City
Land Use	: 700 Vacant,Multiple Residences
Legal	: SUBDIVISION CLACKAMETTE COVE 4289
	: TRACT D
	:

ASSESSMENT AND TAX INFORMATION

Mkt Land	: $306,133
Mkt Structure	:
Mkt Total	: $306,133
% Improved	:
14-15 Taxes	:
Exempt Amount	: $228,576
Exempt Type	:
Levy Code	: 062057
Millage Rate	: 18.1800
M50AssdValue	: $228,576

PROPERTY CHARACTERISTICS

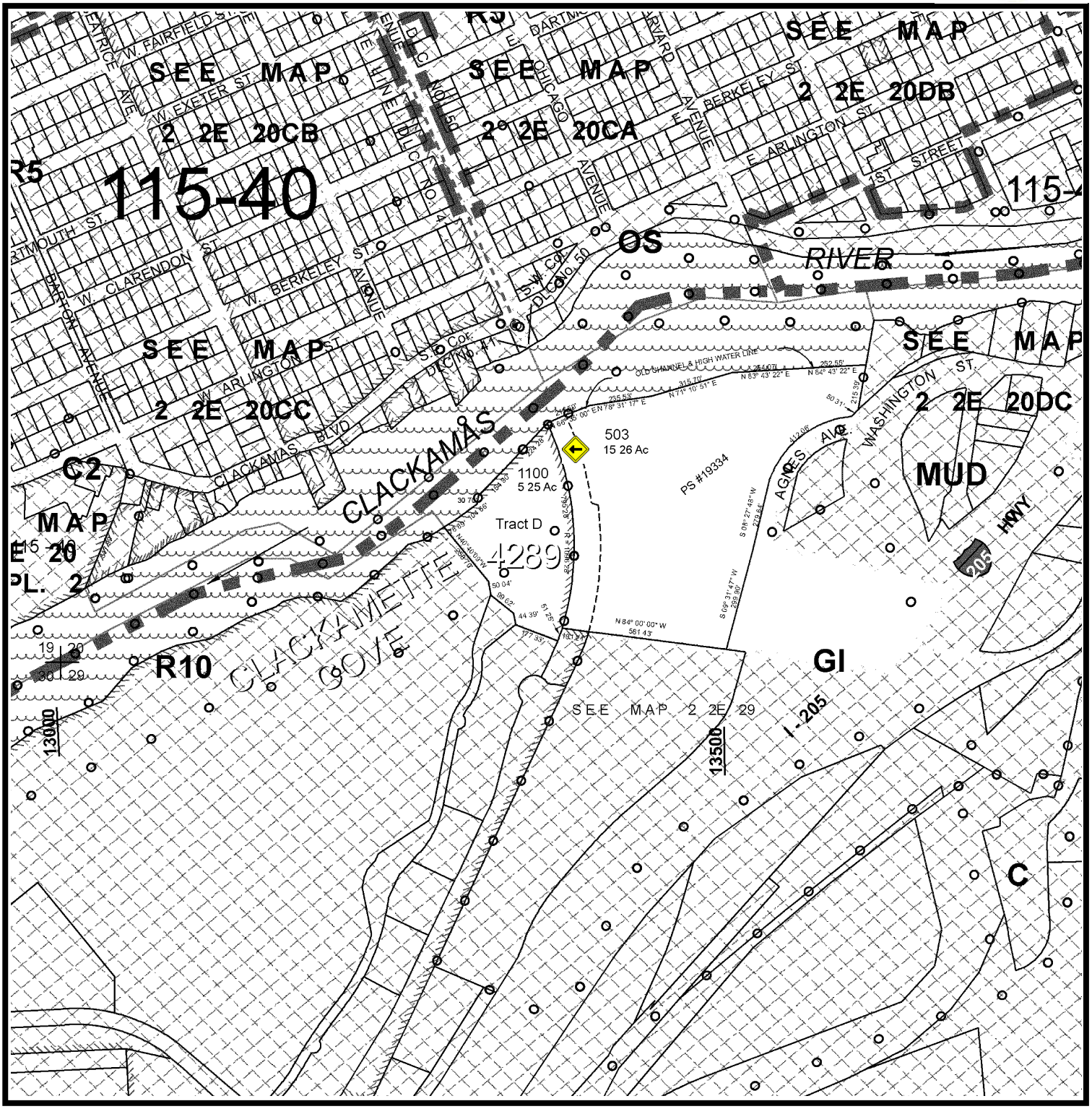
Bedrooms	:	Building SF	:	BldgTotSqFt	:
Bathrooms	:	1st Floor SF	:	Lot Acres	: 5.21
Full Baths	:	Upper Finished SF	:	Lot SqFt	: 226,793
Half Baths	:	Finished SF	:	Garage SF	:
Fireplace	:	Above Ground SF	:	Year Built	:
Heat Type	:	Upper Total SF	:	School Dist	: 062
Floor Cover	:	UnFinUpperStorySF	:	Foundation	:
Stories	:	Basement Fin SF	:	Roof Type	:
Int Finish	:	Basement Unfin SF	:	Roof Shape	:
Ext Finsh	:	Basement Total SF	:		

TRANSFER INFORMATION

Owner Name(s)	Sale Date	Doc#	Sale Price	Deed Type	Loan Amount	Loan Type
:Urban Renewal Agency of Orego	:		:	:	:	:
:	:		:	:	:	:
:	:		:	:	:	:
:	:		:	:	:	:
:	:		:	:	:	:
:	:		:	:	:	:

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report.

Reference Parcel #: 22E20 01100



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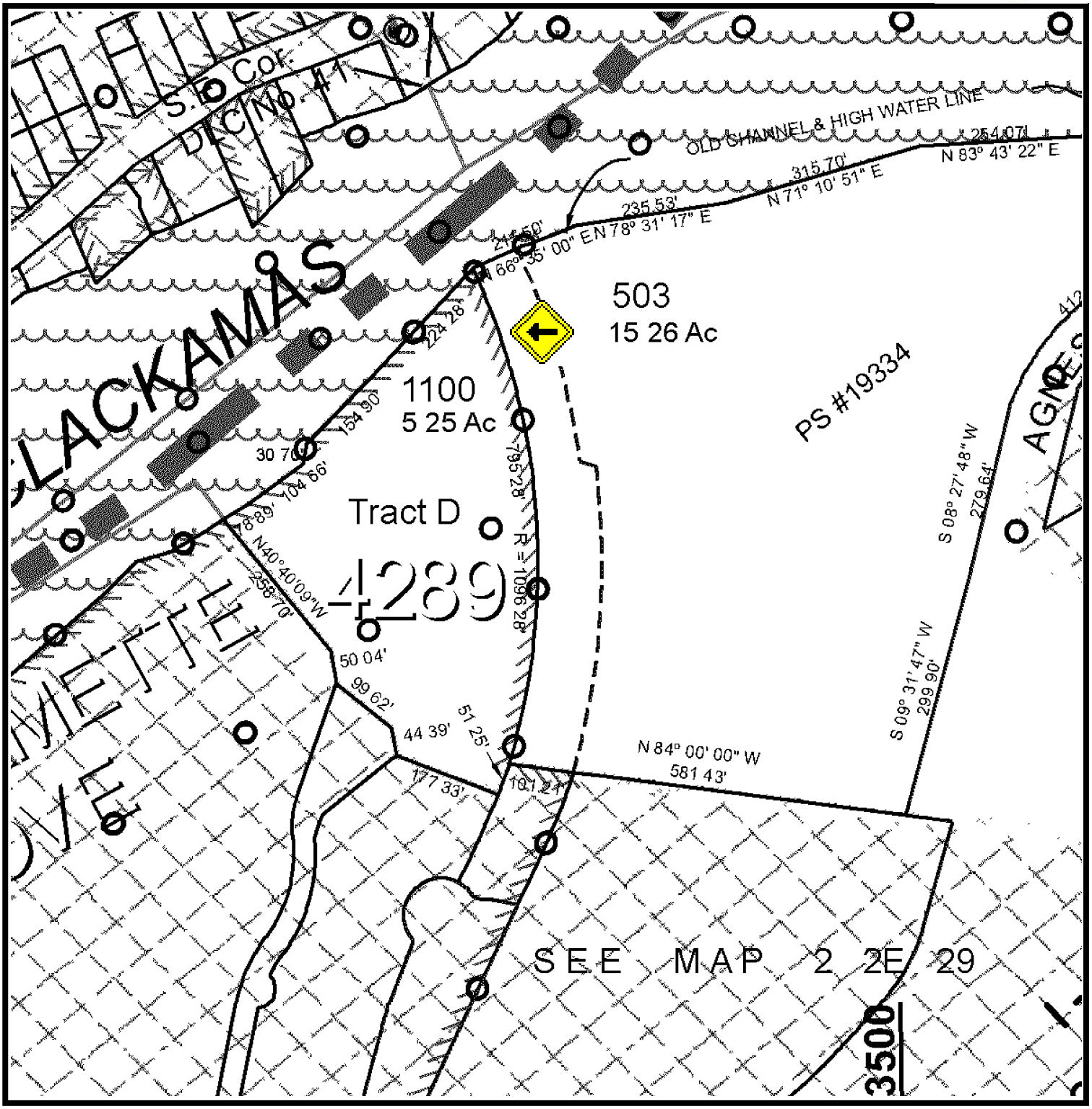
THIS MAP IS PROVIDED AS A CONVENIENCE IN LOCATING PROPERTY. FIRST AMERICAN TITLE COMPANY OF OREGON ASSUMES NO LIABILITY FOR ANY VARIATIONS AS MAY BE DISCLOSED BY AN ACTUAL SURVEY

Reference Parcel #: 22E20 01100



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BK 141 PG 001 4289

CLACKAMETTE COVE

LOCATED IN THE SOUTHWEST ONE-QUARTER AND NORTHWEST ONE-QUARTER OF SECTION 29, THE SOUTHWEST ONE-QUARTER OF SECTION 20, THE SOUTHEAST ONE-QUARTER OF SECTION 19, AND THE NORTHEAST ONE-QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 2 EAST, W.M., CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON

OCTOBER 26, 2009

CITY PLANNING FILE NUMBERS CP 08-05, DP 08-13, WR 08-21, TP 08-11 AND US 08-03

SHEET INDEX:

SHEET 1: OVERALL PROPERTY, MONUMENT TABLE, CURVE TABLE & LEGEND.
SHEET 2: LOT 2, PARTIAL LOT 3, TRACT A, PARTIAL TRACTS B & C, CURVE TABLE & LEGEND.
SHEET 3: LOT 1, PARTIAL TRACT B, CURVE TABLE, NARRATIVE, NOTES AND RESTRICTIONS & LEGEND.
SHEET 4: PARTIAL LOT 3, LOTS 4, 5, 6, PARTIAL TRACTS B & C, CURVE TABLE, DETAIL "A" & LEGEND
SHEET 5: LOT 7, PARTIAL TRACTS B & C, TRACTS D & E, CURVE TABLE, & LEGEND
SHEET 6: SURVEYOR'S CERTIFICATE, DECLARATION, ACKNOWLEDGEMENT, CITY APPROVALS, COUNTY APPROVALS, POST MONUMENTATION NOTE & CONSENT AFFIDAVIT

PREPARED FOR:

PACIFIC PROPERTY SEARCH, LLC

SCALE: 1"=200'

200 100 0 200

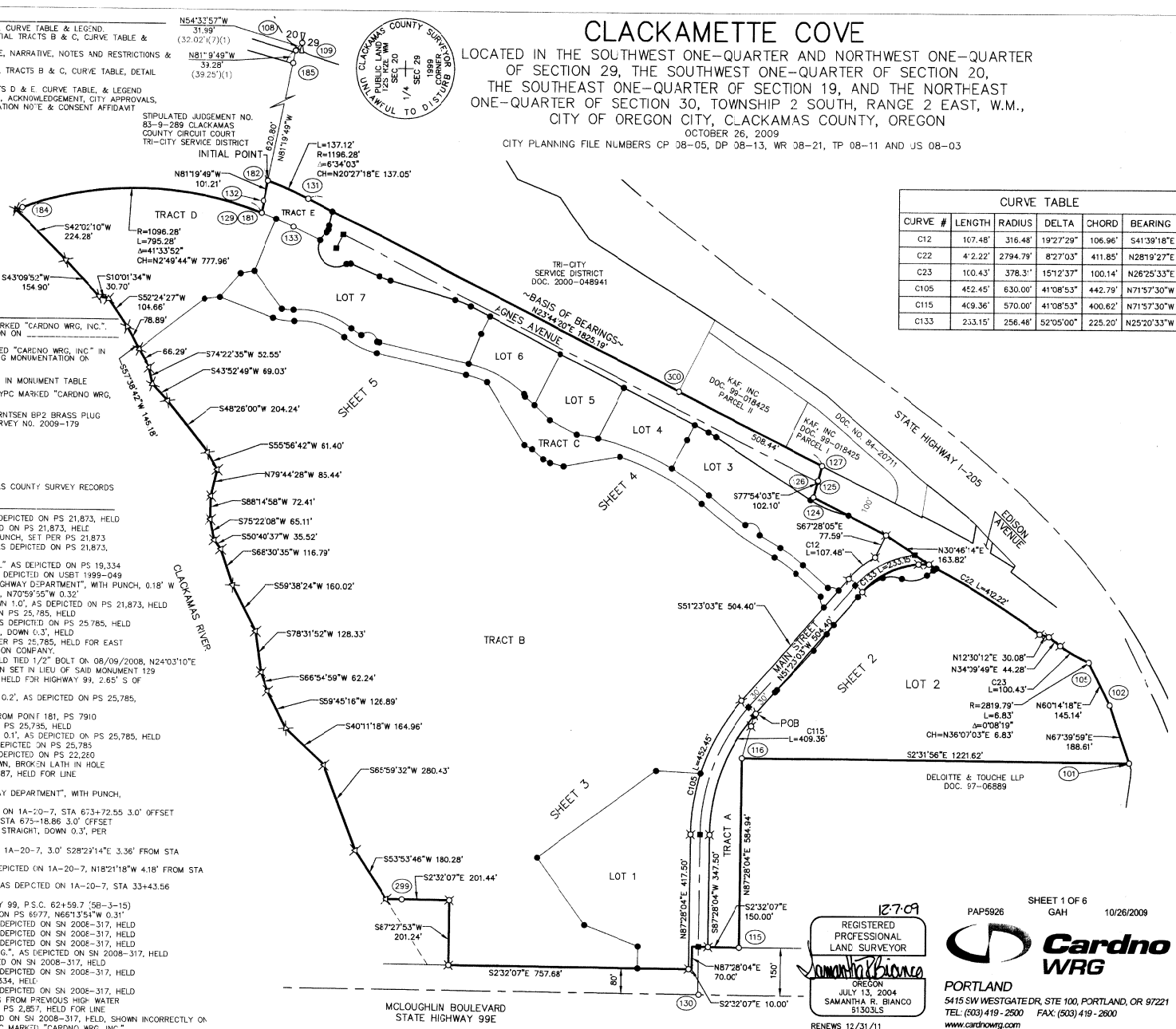
LEGEND:

- ● – DENOTES 5/8" X 30" IR WITH YPC MARKED "CARDNO WRG, INC.". SET DURING REMAINING MONUMENTATION ON
- ■ – DENOTES 5/8" X 30" IR W/YPC MARKED "CARDNO WRG, INC." IN MONUMENT BOX. SET DURING REMAINING MONUMENTATION ON
- ○ – DENOTES FOUND MONUMENT AS NOTED IN MONUMENT TABLE
- ⌘ – DENOTES FOUND 5/8" X 30" IR WITH YPC MARKED "CARDNO WRG, INC.". PER SURVEY NO. 2009-179
- ⌑ – DENOTES FOUND 30mm (1-5/32") BERNTSEN BP2 BRASS PLUG MARKED "CARDNO WRG, INC.". PER SURVEY NO. 2009-179
- ⌘ MONUMENT NOT SET

W/YPC – DENOTES WITH YELLOW PLASTIC CAP
IR – DENOTES IRON ROD
ST – DENOTES STREET
SN – DENOTES SURVEY NUMBER, CLACKAMAS COUNTY SURVEY RECORDS

(#) MONUMENT TABLE:

101 5/8" IR W/YPC "K.W. COX ASSOC, INC.", AS DEPICTED ON PS 21,873, HELD
102 5/8" IR W/ALUM CAP "LS 1647", AS DEPICTED ON PS 21,873, HELD
104 R.R. SPIKE CENTERLINE OF MAIN STREET, W/PUNCH, SET PER PS 21,873
105 5/8" IR W/ALUM CAP "LS 1647" W/PUNCH, AS DEPICTED ON PS 21,873, HELD FOR INTERSECTION
108 1/2" IR NO CAP, SHOWN AS A STONE WITH "L" AS DEPICTED ON PS 19,334
109 3-1/4" BRONZE DISK IN 2.5" STEEL PIPE, AS DEPICTED ON USBT 1999-049
114 5/8" IR W/ALUMINUM CAP "OREGON STATE HIGHWAY DEPARTMENT", WITH PUNCH, 0.18' W
115 1" IP, DOWN 0.4', AS DEPICTED ON PS 21,873, N70°59'55"W 0.32'
116 5/8" IR W/YPC, "K.W. COX ASSOC, INC.," DOWN 1.0', AS DEPICTED ON PS 21,873, HELD
124 5/8" IR, NO CAP, DOWN 0.5', AS DEPICTED ON PS 25,785, HELD
125 5/8" IR, W/YPC "WCI" LS 1841, DOWN 0.2', AS DEPICTED ON PS 25,785, HELD
126 5/8" IR, W/YPC NOT LEGIBLE, PER PS 22,280, DOWN 0.3', HELD
127 5/8" IR, W/YPC "WCI" LS 1841, DOWN 0.3', PER PS 25,785, HELD FOR EAST RIGHT OF WAY LINE OF THE PORTLAND TRACTION COMPANY.
129 1/2" BOLT, DOWN 0.2', ORIGIN UNKNOWN, (FIELD TIED 1/2" BOLT ON 08/09/2008, N24°03'10"E 0.11'), MONUMENT 181 APPEARS TO HAVE BEEN SET IN LIEU OF SAID MONUMENT 129
130 5/8" IR NO CAP, AS DEPICTED ON 5B-3-15, HELD FOR HIGHWAY 99, 2.65' S OF INTERSECTION WITH MAIN STREET
131 5/8" IR NO CAP BENT, TIED STRAIGHT, DOWN 0.2', AS DEPICTED ON PS 25,785, HELD FOR LINE
132 1" IP TOP BROKEN OFF, S83°53'02"E 38.01' FROM POINT 181, PS 7910
133 5/8" IR NO CAP, DOWN 1.7', AS DEPICTED ON PS 25,785, HELD
134 5/8" IR NO CAP, BENT, TIED STRAIGHT, DOWN 0.1', AS DEPICTED ON PS 25,785, HELD
135 5/8" IR NO CAP, W/YPC "WCI LS 1841", AS DEPICTED ON PS 25,785
136 5/8" IR W/YPC NOT LEGIBLE, DOWN 0.4', AS DEPICTED ON PS 22,280
137 1" PLASTIC CAP WITH MAGNET, ORIGIN UNKNOWN, BROKEN LATH IN HOLE
138 5/8" IR NO CAP, DOWN 0.6', SET PER SN 21687, HELD FOR LINE
140 5/8" IR W/ALUM CAP 0.5', ORIGIN UNKNOWN
145 5/8" IR W/ALUM CAP "OREGON STATE HIGHWAY DEPARTMENT", WITH PUNCH, PER 1A-20-7
163 5/8" IR NO CAP, TOP BENT SW, AS DEPICTED ON 1A-20-7, STA 673+72.55 3.0' OFFSET
164 5/8" IR NO CAP, AS DEPICTED ON 1A-20-7, STA 675+18.86 3.0' OFFSET
165 5/8" IR NO CAP, BENT SOUTHWESTERLY, TIED STRAIGHT, DOWN 0.3', PER 1A-20-7, STA 682+68.86 3.0' OFFSET
166 5/8" IR NO CAP, DOWN 0.5', AS DEPICTED ON 1A-20-7, 3.0' S28°29'14"E 3.36' FROM STA 684+74.57
167 5/8" IR NO CAP, DOWN 0.45, BENT SW, AS DEPICTED ON 1A-20-7, N18°21'18"W 4.18' FROM STA 694+74.57
168 BRASS CAP IN CONCRETE IN MONUMENT BOX, AS DEPICTED ON 1A-20-7, STA 33+43.56 (MCLOUGHLIN), HELD
169 5/8" IR IN MON BOX IN MON BOX ON HIGHWAY 99, P.S.C. 62+59.7 (5B-3-15)
176 1/2" IP WITH TACK, DOWN 2.3', AS DEPICTED ON PS 6977, N66°13'54"W 0.31'
177 5/8" IR W/YPC, "COMPASS ENGINEERING", AS DEPICTED ON SN 2008-317, HELD
178 5/8" IR W/YPC, "COMPASS ENGINEERING", AS DEPICTED ON SN 2008-317, HELD
179 5/8" IR W/YPC, "COMPASS ENGINEERING", AS DEPICTED ON SN 2008-317, HELD
180 1-1/2" ALUM CAP WITH PUNCH, "COMPASS ENG.", AS DEPICTED ON SN 2008-317, HELD
181 1" BRASS PLUG, "COMPASS ENG.", AS DEPICTED ON SN 2008-317, HELD
182 5/8" IR W/YPC, "COMPASS ENGINEERING", AS DEPICTED ON SN 2008-317, HELD
184 5/8" IR W/YPC, "BLAIR LS 1981", PER PS 19,334, HELD
185 5/8" IR W/YPC, "COMPASS ENGINEERING", AS DEPICTED ON SN 2008-317, HELD
299 1/2" IR DOWN 2.0' UNDER GRAVEL AND DEBRIS FROM PREVIOUS HIGH WATER OCCURENCES, APPEARS TO HAVE BEEN SET IN PS 2,857, HELD FOR LINE
300 1" BRASS PLUG, "COMPASS ENG.", AS DEPICTED ON SN 2008-317, HELD, SHOWN INCORRECTLY ON SN 2009-179 AS SET 5/8" X 30" IR WITH YPC MARKED "CARDNO WRG, INC."


CLACKAMAS COUNTY SURVEYOR
PUBLIC LAND CORNER
1999
SEC 29
SEC 20
1/4
1/4
UNLAWFUL TO DISTURB
N54°33'57"W 31.99' (32.02')(7)(1)
N81°9'49"W 39.28' (39.25')(1)
STIPULATED JUDGEMENT NO. 83-9-289 CLACKAMAS COUNTY CIRCUIT COURT TRI-CITY SERVICE DISTRICT
INITIAL POINT
N81°19'49"W 820.80'
L=137.12' R=1196.28' Δ=6°34'03" CH=N20°27'18"E 137.05'
N81°19'49"W 101.21'
TRACT D
TRACT E
S42°02'10"W 224.28'
R=1096.28' L=795.28' Δ=41°33'52" CH=N2°49'44"W 777.96'
S43°09'52"W 154.90'
S10°01'34"W 30.70'
S52°24'27"W 104.66'
78.89'
66.29'
S74°22'35"W 52.55'
S43°52'49"W 69.03'
S57°38'42"W 145.18'
S48°26'00"W 204.24'
S55°56'42"W 61.40'
N79°44'28"W 85.44'
S88°14'58"W 72.41'
S75°22'08"W 65.11'
S50°40'37"W 35.52'
S68°30'35"W 116.79'
S59°38'24"W 160.02'
S78°31'52"W 128.33'
S66°54'59"W 62.24'
S59°45'16"W 126.89'
S40°11'18"W 164.96'
S65°59'32"W 280.43'
S53°53'46"W 180.28'
S2°32'07"E 201.44'
S87°27'53"W 201.24'
S2°32'07"E 757.68'
80'
S2°32'07"E 10.00'
MCLOUGHLIN BOULEVARD STATE HIGHWAY 99E
CLACKAMAS RIVER
LOT 7
LOT 6
LOT 5
LOT 4
LOT 3
LOT 2
LOT 1
TRACT B
TRACT C
TRACT A
SHEET 5
SHEET 4
SHEET 3
SHEET 2
TRI-CITY SERVICE DISTRICT DOC. 2000-048941
BASIS OF BEARINGS N23°44'20"E 1825.19'
AGNES AVENUE
KAF, INC DOC. 99-018425 PARCEL II
KAF, INC DOC. 99-018425 PARCEL I
DOC. NO. 84-20711
STATE HIGHWAY I-205
EDISON AVENUE
508.44'
S77°54'03"E 102.10'
S67°28'05"E 77.59'
C12 L=107.48'
N30°46'14"E 163.82'
C133 L=233.15'
C22 L=42.22'
S51°23'03"E 504.40'
MAIN STREET N51°23'03"W 504.40'
N12°30'12"E 30.08'
N34°39'49"E 44.28'
C23 L=100.43'
R=2819.79' L=6.83' Δ=0°08'19" CH=N36°07'03"E 6.83'
N60°14'18"E 145.14'
N67°39'59"E 188.61'
POB
C115 L=409.36'
C105 L=452.45'
S2°31'56"E 1221.62'
DELOITTE & TOUCHE LLP DOC. 97-06889
N87°28'04"E 417.50'
S87°28'04"W 347.50'
N87°28'04"E 584.94'
S2°32'07"E 150.00'
N87°28'04"E 70.00'
150'
100'
100'
100

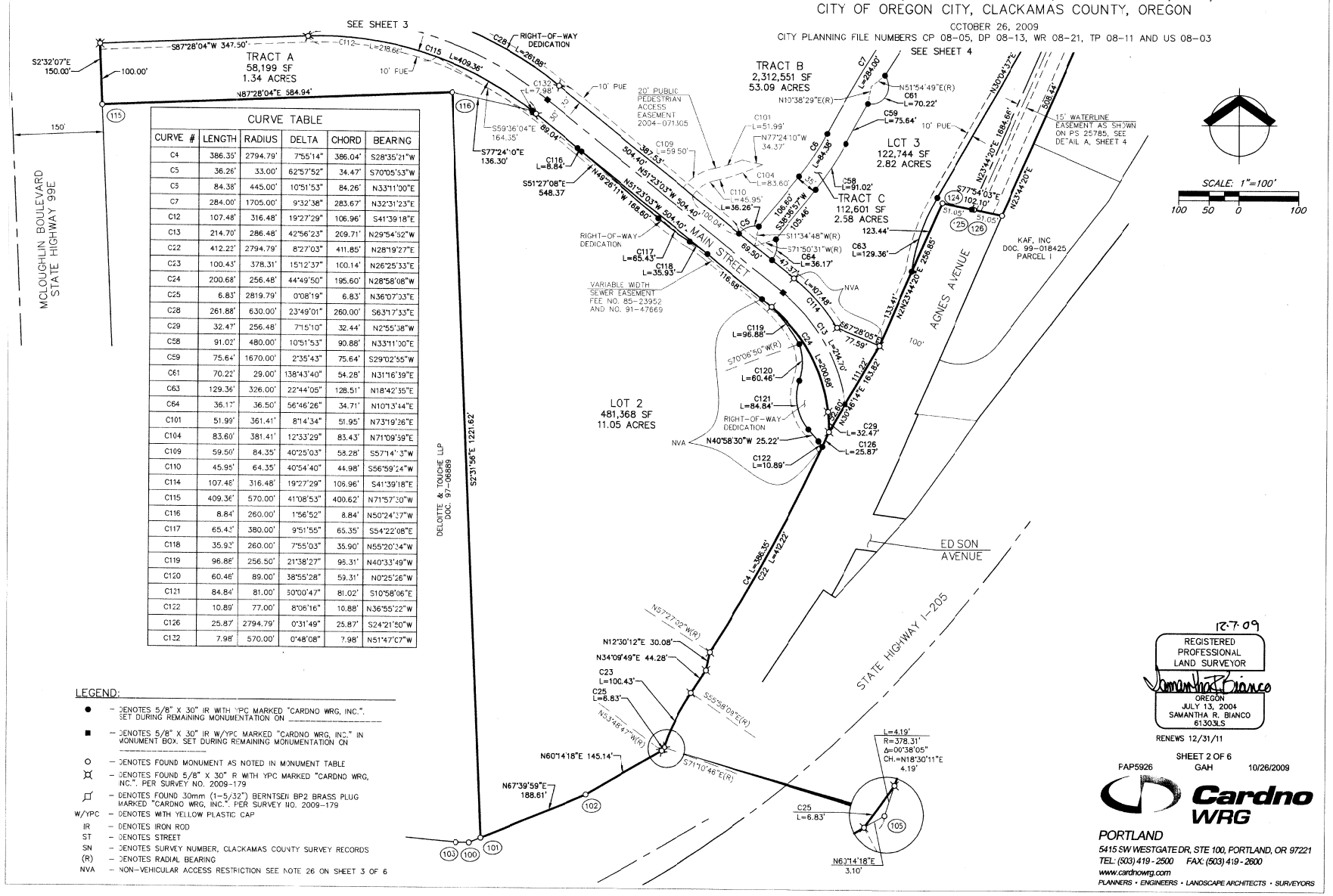
BK 141 PG 001 4289

CLACKAMETTE COVE

LOCATED IN THE SOUTHWEST ONE-QUARTER AND NORTHWEST ONE-QUARTER OF SECTION 29, THE SOUTHWEST ONE-QUARTER OF SECTION 20, THE SOUTHEAST ONE-QUARTER OF SECTION 19, AND THE NORTHEAST ONE-QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 2 EAST, W.M., CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON

OCTOBER 26, 2009

CITY PLANNING FILE NUMBERS CP 08-05, DP 08-13, WR 08-21, TP 08-11 AND US 08-03



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	BEARING
C4	386.35'	2794.79'	7°55'14"	386.04'	S28°35'21"W
C5	36.26'	33.00'	62°57'52"	34.47'	S70°05'53"W
C6	84.38'	445.00'	10°51'53"	84.26'	N33°11'00"E
C7	284.00'	1705.00'	9°32'38"	283.67'	N32°31'23"E
C12	107.48'	316.48'	19°27'29"	106.96'	S41°39'18"E
C13	214.70'	286.48'	42°56'23"	209.71'	N29°54'52"W
C22	412.22'	2794.79'	8°27'03"	411.85'	N28°19'27"E
C23	100.43'	378.31'	15°12'37"	100.14'	N26°25'33"E
C24	200.68'	256.48'	44°49'50"	195.60'	N28°58'08"W
C25	6.83'	2819.79'	0°08'19"	6.83'	N36°07'03"E
C28	261.88'	630.00'	23°49'01"	260.00'	S63°17'33"E
C29	32.47'	256.48'	7°15'10"	32.44'	N2°55'38"W
C58	91.02'	480.00'	10°51'53"	90.88'	N33°11'00"E
C59	75.64'	1670.00'	2°35'43"	75.64'	S29°02'55"W
C61	70.22'	29.00'	138°43'40"	54.28'	N31°16'39"E
C63	129.36'	326.00'	22°44'05"	128.51'	N18°42'35"E
C64	36.17'	36.50'	56°46'26"	34.71'	N10°13'44"E
C101	51.99'	361.41'	8°14'34"	51.95'	N73°19'26"E
C104	83.60'	381.41'	12°33'29"	83.43'	N71°09'59"E
C109	59.50'	84.35'	40°25'03"	58.28'	S57°14'37"W
C110	45.95'	64.35'	40°54'40"	44.98'	S56°59'24"W
C114	107.48'	316.48'	19°27'29"	106.96'	S41°39'18"E
C115	409.36'	570.00'	41°08'53"	400.62'	N71°57'30"W
C116	8.84'	260.00'	1°56'52"	8.84'	N50°24'37"W
C117	65.43'	380.00'	9°51'55"	65.35'	S54°22'08"E
C118	35.93'	260.00'	7°55'03"	35.90'	N55°20'34"W
C119	96.88'	256.50'	21°38'27"	95.31'	N40°33'49"W
C120	60.46'	89.00'	38°55'28"	59.31'	N0°25'26"W
C121	84.84'	81.00'	50°00'47"	81.02'	S10°58'06"E
C122	10.89'	77.00'	8°06'16"	10.88'	N36°55'22"W
C126	25.87'	2794.79'	0°31'49"	25.87'	S24°21'50"W
C132	7.98'	570.00'	0°48'08"	7.98'	N51°47'07"W

LEGEND:

- ● – DENOTES 5/8" X 30" IR WITH YPC MARKED "CARDNO WRG, INC.". SET DURING REMAINING MONUMENTATION ON
- ■ – DENOTES 5/8" X 30" IR W/YPC MARKED "CARDNO WRG, INC." IN MONUMENT BOX. SET DURING REMAINING MONUMENTATION ON
- ○ – DENOTES FOUND MONUMENT AS NOTED IN MONUMENT TABLE
- ⌘ – DENOTES FOUND 5/8" X 30" R WITH YPC MARKED "CARDNO WRG, INC.". PER SURVEY NO. 2009-179
- ⌑ – DENOTES FOUND 30mm (1-5/32") BERNTSEN BP2 BRASS PLUG MARKED "CARDNO WRG, INC.". PER SURVEY NO. 2009-179
- W/YPC – DENOTES WITH YELLOW PLASTIC CAP
- IR – DENOTES IRON ROD
- ST – DENOTES STREET
- SN – DENOTES SURVEY NUMBER, CLACKAMAS COUNTY SURVEY RECORDS
- (R) – DENOTES RADIAL BEARING
- NVA – NON-VEHICULAR ACCESS RESTRICTION SEE NOTE 26 ON SHEET 3 OF 6

12-7-09

REGISTERED PROFESSIONAL LAND SURVEYOR

Samantha R. Bianco

OREGON
JULY 13, 2004
SAMANTHA R. BIANCO
61303LS

RENEWS 12/31/11

SHEET 2 OF 6

FAP5926 GAH 10/26/2009

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OCTOBER 26, 2009

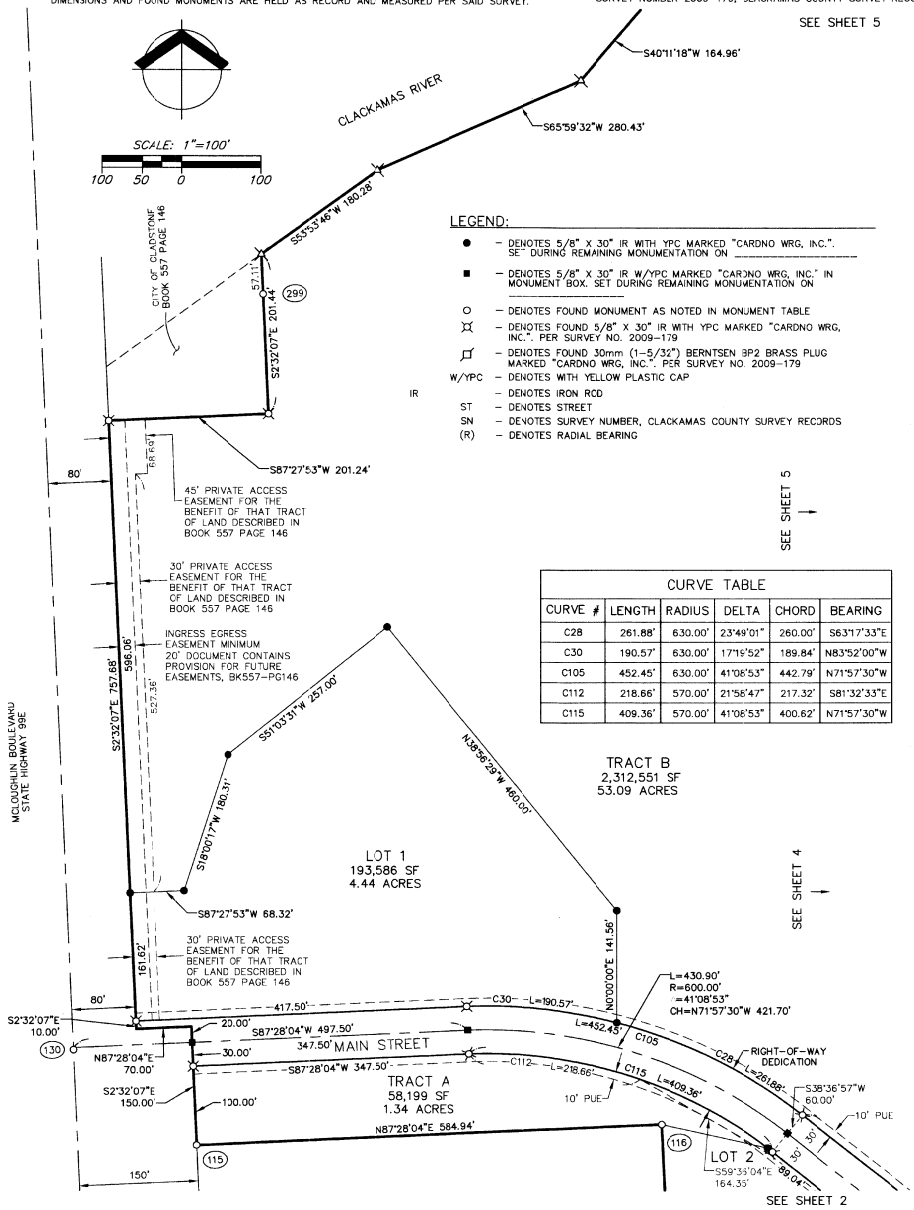
CITY PLANNING FILE NUMBERS CP 08-05, DP 08-13, WR 08-21, TP 08-11 AND US 08-03

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE A PORTION OF THOSE TRACTS OF LAND DESCRIBED AND SHOWN PER SURVEY NUMBER 2009-179, CLACKAMAS COUNTY SURVEY RECORDS. ALL EXTERIOR DIMENSIONS AND FOUND MONUMENTS ARE HELD AS RECORD AND MEASURED PER SAID SURVEY.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS OF N23°44'20"E WAS DETERMINED BY HOLDING MONUMENTS 127-131 AND RECORD INFORMATION PER SURVEY NUMBER 2009-179, CLACKAMAS COUNTY SURVEY RECORDS.



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- ⌑ – DENOTES FOUND 30mm (1-5/32") BERNTSEN BP2 BRASS PLUG MARKED "CARDNO WRG, INC.". PER SURVEY NO. 2009-179
- W/YPC – DENOTES WITH YELLOW PLASTIC CAP
- IR – DENOTES IRON ROD
- ST – DENOTES STREET
- SN – DENOTES SURVEY NUMBER, CLACKAMAS COUNTY SURVEY RECORDS
- (R) – DENOTES RADIAL BEARING

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD	BEARING
C28	261.88'	630.00'	23°49'01"	260.00'	S63°17'33"E
C30	190.57'	630.00'	17°15'52"	189.84'	N83°52'00"W
C105	452.45'	630.00'	41°08'53"	442.79'	N71°57'30"W
C112	218.66'	570.00'	21°56'47"	217.32'	S81°32'33"E
C115	409.36'	570.00'	41°08'53"	400.62'	N71°57'30"W

NOTES AND RESTRICTIONS:

1.) BOUNDARY DETERMINATION AND BASIS OF BEARINGS IS PER SURVEY NUMBER 2009-179.
2.) THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL PER CITY OF OREGON CITY CASE FILE NUMBERS CP 08-05, DP 08-13, WR 08-21, TP 08-11 AND US 08-03, DATED FEBRUARY 10, 2009, AND CP 09-02, DP 09-01, DATED OCTOBER 16, 2009.
3.) A TEN FOOT PUBLIC UTILITY EASEMENT SHALL EXIST ALONG THE FRONTAGE OF LOTS AND TRACTS ABUTTING PUBLIC RIGHTS-OF-WAY, AS SHOWN HEREON.
4.) THE CITY OF OREGON CITY AND ITS FRANCHISEES, SUCCESSORS AND ASSIGNS ARE HEREBY GRANTED THE RIGHT TO MAINTAIN, REPLACE, AND UP-GRADE UTILITIES IN THESE PUBLIC EASEMENTS. NOTICE SHALL BE PROVIDED BEFORE SUCH ACTIVITIES ARE COMMENCED.
5.) THIS PLAT IS SUBJECT TO THE RIGHTS OF THE PUBLIC AND GOVERNMENTAL BODIES IN AND TO THAT PORTION DESCRIBED AS LYING BELOW THE MEAN HIGH WATER MARK OF THE CLACKAMAS RIVER.
6.) A PUBLIC EASEMENT EXISTS FOR BOATING AND RECREATIONAL ACTIVITIES IN AND OVER ANY ARTIFICIAL WATER BODY WHICH OPENS INTO A WATER BODY DETERMINED TO BE NAVIGABLE.
7.) THIS PLAT IS SUBJECT TO A COMMUNICATION FACILITIES EASEMENT AS RECORDED IN BOOK 155 PAGE 332, CLACKAMAS COUNTY DEED RECORDS. EXACT LOCATION IS NOT DISCLOSED.
8.) THIS PLAT IS SUBJECT TO A TRANSMISSION LINE EASEMENT AS RECORDED IN BOOK 472 PAGE 610, CLACKAMAS COUNTY DEED RECORDS. EXACT LOCATION IS NOT DISCLOSED.
9.) THIS PLAT IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS RECORDED IN BOOK 48 PAGE 319 AND BOOK 86 PAGE 332, CLACKAMAS COUNTY DEED RECORDS.
10.) THIS PLAT IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS RECORDED IN BOOK 48 PAGE 387, CLACKAMAS COUNTY DEED RECORDS.
11.) THIS PLAT IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS RECORDED IN BOOK 557 PAGE 146, CLACKAMAS COUNTY DEED RECORDS.
12.) THIS PLAT IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS RECORDED AS FEE NO. 72-31295, CLACKAMAS COUNTY DEED RECORDS.
13.) THIS PLAT IS SUBJECT TO THE CONDITIONS AND LIMITATIONS CONTAINED IN DECREE OF CONDEMNATION SUIT RECORDED IN BOOK 86 PAGE 146, CLACKAMAS COUNTY DEED RECORDS.
14.) NO RIGHT OF EASEMENT OR RIGHT OF ACCESS TO, FROM OR ACROSS THE STATE HIGHWAY INTERSTATE I-205 OTHER THAN EXPRESSLY THEREIN PROVIDED FOR SHALL ATTACH TO THE ABUTTING PROPERTY PER LIMITED ACCESS PROVISIONS IN FAVOR OF THE STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION AS CONTAINED IN DECREE OF CONDEMNATION SUIT NO. 48439.
15.) NO RIGHT OF EASEMENT OR RIGHT OF ACCESS TO, FROM OR ACROSS THE STATE HIGHWAY INTERSTATE I-205 OTHER THAN EXPRESSLY THEREIN PROVIDED FOR SHALL ATTACH TO THE ABUTTING PROPERTY PER LIMITED ACCESS PROVISIONS IN FAVOR OF THE STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION AS CONTAINED IN DECREE OF CONDEMNATION SUIT NO. 68930.
16.) THIS PLAT IS SUBJECT TO A TELEPHONE AND TELEGRAPH EASEMENT AS RECORDED IN BOOK 103 PAGE 404, CLACKAMAS COUNTY DEED RECORDS. EXACT LOCATION IS NOT DISCLOSED.
17.) THIS PLAT IS SUBJECT TO A ROAD EASEMENT AS RECORDED IN FEE NO. 68-006792, CLACKAMAS COUNTY DEED RECORDS. EXACT LOCATION IS NOT DISCLOSED.
18.) THIS PLAT IS SUBJECT TO AN EASEMENT AGREEMENT AS RECORDED IN FEE NO. 78-38099, CLACKAMAS COUNTY DEED RECORDS. EXACT LOCATION IS NOT DISCLOSED.
19.) THIS PLAT IS SUBJECT TO NORTHWEST NATURAL GAS CLAIM OF EASEMENT RIGHTS PER UNRECORDED LETTER.
20.) THIS PLAT IS SUBJECT TO A 20' ACCESS EASEMENT PER STIPULATED FINAL JUDGEMENT IN CIRCUIT COURT SUIT NO. 83-9-289.
21.) TRACT A IS FOR ENTRY SIGN AND WATER FEATURE AND SHALL BE OWNED AND MAINTAINED BY THE OREGON CITY URBAN RENEWAL AGENCY.
22.) TRACT B IS FOR PUBLIC OPEN SPACE AND SHALL BE OWNED BY THE OREGON CITY URBAN RENEWAL AGENCY. SEE NOTES 5 AND 6, ABOVE.
23.) TRACT C SHALL BE OWNED AND MAINTAINED BY THE OREGON CITY URBAN RENEWAL AGENCY, AND IS SUBJECT TO A PUBLIC PEDESTRIAN ACCESS EASEMENT OVER ITS ENTIRETY.
24.) TRACT D SHALL BE OWNED AND MAINTAINED BY THE OREGON CITY URBAN RENEWAL AGENCY AS A PUBLIC PARK.
25.) TRACT E SHALL BE OWNED AND MAINTAINED BY THE OREGON CITY URBAN RENEWAL AGENCY, UNTIL CONVEYED TO THE OWNERS OF THAT PROPERTY DESCRIBED IN DOCUMENT NO. 2000-048941.
26.) ACCESS TO MAIN STREET AND AGNES AVENUE TO AND FROM LOTS 2, 3, AND 7 SHALL BE CONTROLLED BY THE CITY OF OREGON CITY BY THE RECORDING OF THIS PLAT. THESE ACCESS RESTRICTIONS ARE LOCATED AS NOTED ON SHEET 2 OF 6 AND SHEET 5 OF 6.
27.) THIS PLAT IS SUBJECT TO A RIGHT-OF-WAY EASEMENT AS RECORDED IN BOOK 376 PAGE 180, CLACKAMAS COUNTY DEED RECORDS.
28.) THIS PLAT IS SUBJECT TO PROVISIONS FOR ACCESS ROAD AS RECORDED IN FEE NO. 68-004577, CLACKAMAS COUNTY DEED RECORDS.
29.) THIS PLAT IS SUBJECT TO A RAILWAY EASEMENT AS RECORDED IN FEE NO. 70-021212, CLACKAMAS COUNTY DEED RECORDS.
30.) THIS PLAT IS SUBJECT TO A SEWER EASEMENT AS STIPULATED IN CLACKAMAS COUNTY CIRCUIT COURT CASE NO. 84-10-35.
31.) THIS PLAT IS SUBJECT TO AN ELECTRIC TRANSMISSION LINE EASEMENT AS RECORDED IN BOOK 468 PAGE 473, CLACKAMAS COUNTY DEED RECORDS.
32.) THIS PLAT IS SUBJECT TO A SEWER EASEMENT AS STIPULATED IN CLACKAMAS COUNTY CIRCUIT COURT CASE NO. 86-7-369 AND NO. 86-7-368.
33.) THIS PLAT IS SUBJECT TO A WATER LINE EASEMENT AS RECORDED IN FEE NO. 78-38099, CLACKAMAS COUNTY DEED RECORDS. EXACT LOCATION IS NOT DISCLOSED.
34.) THIS PLAT IS SUBJECT TO ACCEPTANCE OF ZONING CONDITIONS AS RECORDED IN FEE NO. 72-31296, CLACKAMAS COUNTY DEED RECORDS.
35.) THIS PLAT IS SUBJECT TO MINERAL RESERVATIONS AS RECORDED IN FEE NO. 85-036288, FEE NO. 86-32834, AND FEE NO. 86-32835, CLACKAMAS COUNTY DEED RECORDS.
36.) THIS PLAT IS SUBJECT TO THE DOWNTOW/NORTH END URBAN RENEWAL PLAN PER CITY OF OREGON CITY ORDINANCE NO. 90-1062, RECORDED IN FEE NO. 90-62748, CLACKAMAS COUNTY DEED RECORDS. AND AMENDED BY FEE NUMBERS 91-18607, 2000-032146, 2000-079678, 2001-044321, 2003-164952, AND 2007-026486, CLACKAMAS COUNTY DEED RECORDS.
37.) THIS PLAT IS SUBJECT TO A RIGHT-OF-WAY EASEMENT AS RECORDED IN BOOK 86, PAGE 332, CLACKAMAS COUNTY DEED RECORDS.

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 13, 2004
SAMANTHA R. BIANCO
61303LS
RENEWS 12/31/11

SHEET 3 OF 6
PAP5926 GAH 10/26/2009

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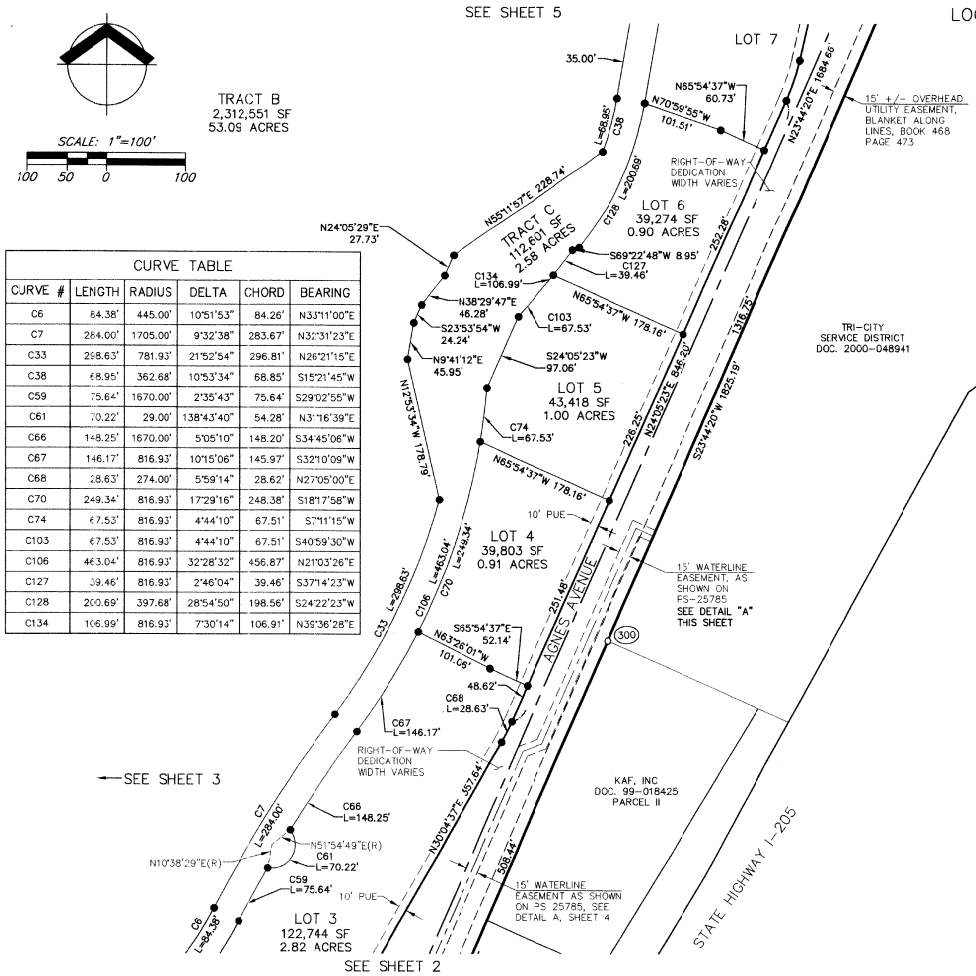
CLACKAMETTE COVE

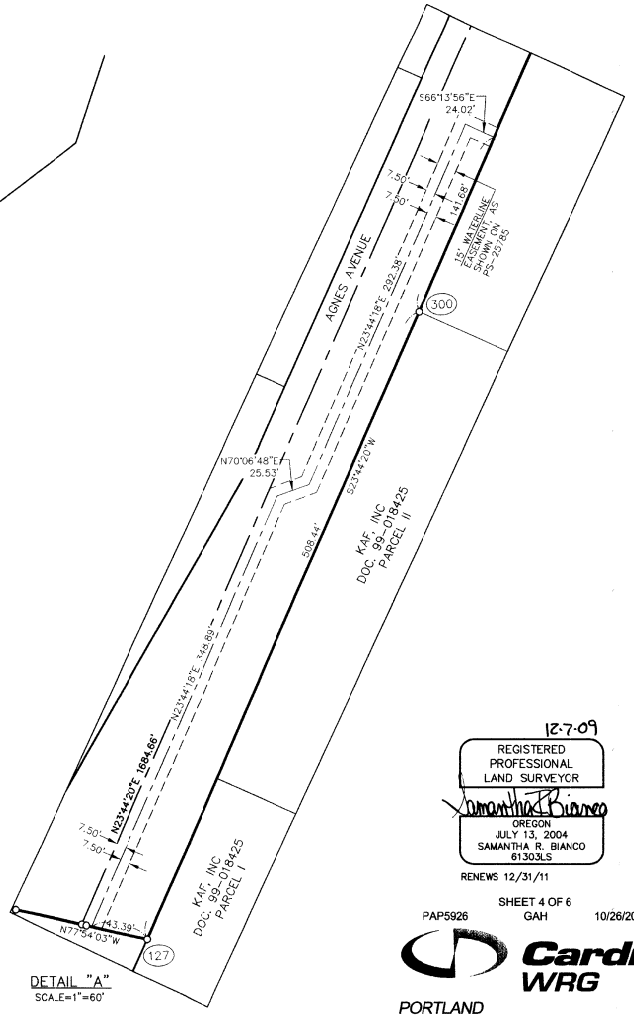
LOCATED IN THE SOUTHWEST ONE-QUARTER AND NORTHWEST ONE-QUARTER OF SECTION 29, THE SOUTHWEST ONE-QUARTER OF SECTION 20, THE SOUTHEAST ONE-QUARTER OF SECTION 19, AND THE NORTHEAST ONE-QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 2 EAST, W.M., CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON

OCTOBER 26, 2009

CITY PLANNING FILE NUMBERS CP 08-05, DP 08-13, WR 08-21, TP 08-11 AND US 08-03



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	BEARING
C6	84.38'	445.00'	10°51'53"	84.26'	N33°11'00"E
C7	284.00'	1705.00'	9°32'38"	283.67'	N32°31'23"E
C33	298.63'	781.93'	21°52'54"	296.81'	N26°21'15"E
C38	68.95'	362.68'	10°53'34"	68.85'	S15°21'45"W
C59	75.64'	1670.00'	2°35'43"	75.64'	S29°02'55"W
C61	70.22'	29.00'	138°43'40"	54.28'	N3°16'39"E
C66	148.25'	1670.00'	5°05'10"	148.20'	S34°45'06"W
C67	146.17'	816.93'	10°15'06"	145.97'	S32°10'09"W
C68	28.63'	274.00'	5°59'14"	28.62'	N27°05'00"E
C70	249.34'	816.93'	17°29'16"	248.38'	S18°17'58"W
C74	67.53'	816.93'	4°44'10"	67.51'	S7°11'15"W
C103	67.53'	816.93'	4°44'10"	67.51'	S40°59'30"W
C106	463.04'	816.93'	32°28'32"	456.87'	N21°03'26"E
C127	39.46'	816.93'	2°46'04"	39.46'	S37°14'23"W
C128	200.69'	397.68'	28°54'50"	198.56'	S24°22'23"W
C134	106.99'	816.93'	7°30'14"	106.91'	N39°36'28"E



LEGEND:

- ● – DENOTES 5/8" X 30" IR WITH YPC MARKED "CARDNO WRG, INC.", SET DURING REMAINING MONUMENTATION ON _____
- ■ – DENOTES 5/8" X 30" IR W/YPC MARKED "CARDNO WRG, INC." IN MONUMENT BOX. SET DURING REMAINING MONUMENTATION ON _____
- ○ – DENOTES FOUND MONUMENT AS NOTED IN MONUMENT TABLE
- ⌘ – DENOTES FOUND 5/8" X 30" IR WITH YPC MARKED "CARDNO WRG, INC.". PER SURVEY NO. 2009-179
- ⌑ – DENOTES FOUND 30mm (1-5/32") BERNTSEN BF2 BRASS PLUG MARKED "CARDNO WRG, INC.". PER SURVEY NO. 2009-179
- W/YPC – DENOTES WITH YELLOW PLASTIC CAP
- IR – DENOTES IRON ROD
- ST – DENOTES STREET
- SN – DENOTES SURVEY NUMBER, CLACKAMAS COUNTY SURVEY RECORDS
- (R) – DENOTES RADIAL BEARING

12-7-09

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 13, 2004
SAMANTHA R. BIANCO
61303LS

RENEWS 12/31/11

SHEET 4 OF 6

PAP5926 GAH 10/26/2009

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CLACKAMETTE COVE

LOCATED IN THE SOUTHWEST ONE-QUARTER AND NORTHWEST ONE-QUARTER OF SECTION 29, THE SOUTHWEST ONE-QUARTER OF SECTION 20, THE SOUTHEAST ONE-QUARTER OF SECTION 19, AND THE NORTHEAST ONE-QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 2 EAST, W.M., CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON

OCTOBER 26, 2009

CITY PLANNING FILE NUMBERS CP 08-05, DP 08-13, WR 08-21, TP 08-11 AND US 08-03

SCALE: 1"=100'

100 50 0 100

LEGEND:

- ● – DENOTES 5/8" X 30" IR WITH YPC MARKED "CARDNO WRG, INC.". SET DURING REMAINING MONUMENTATION ON _____
- ■ – DENOTES 5/8" X 30" IR W/YPC MARKED "CARDNO WRG, INC." IN MONUMENT BOX. SET DURING REMAINING MONUMENTATION ON _____
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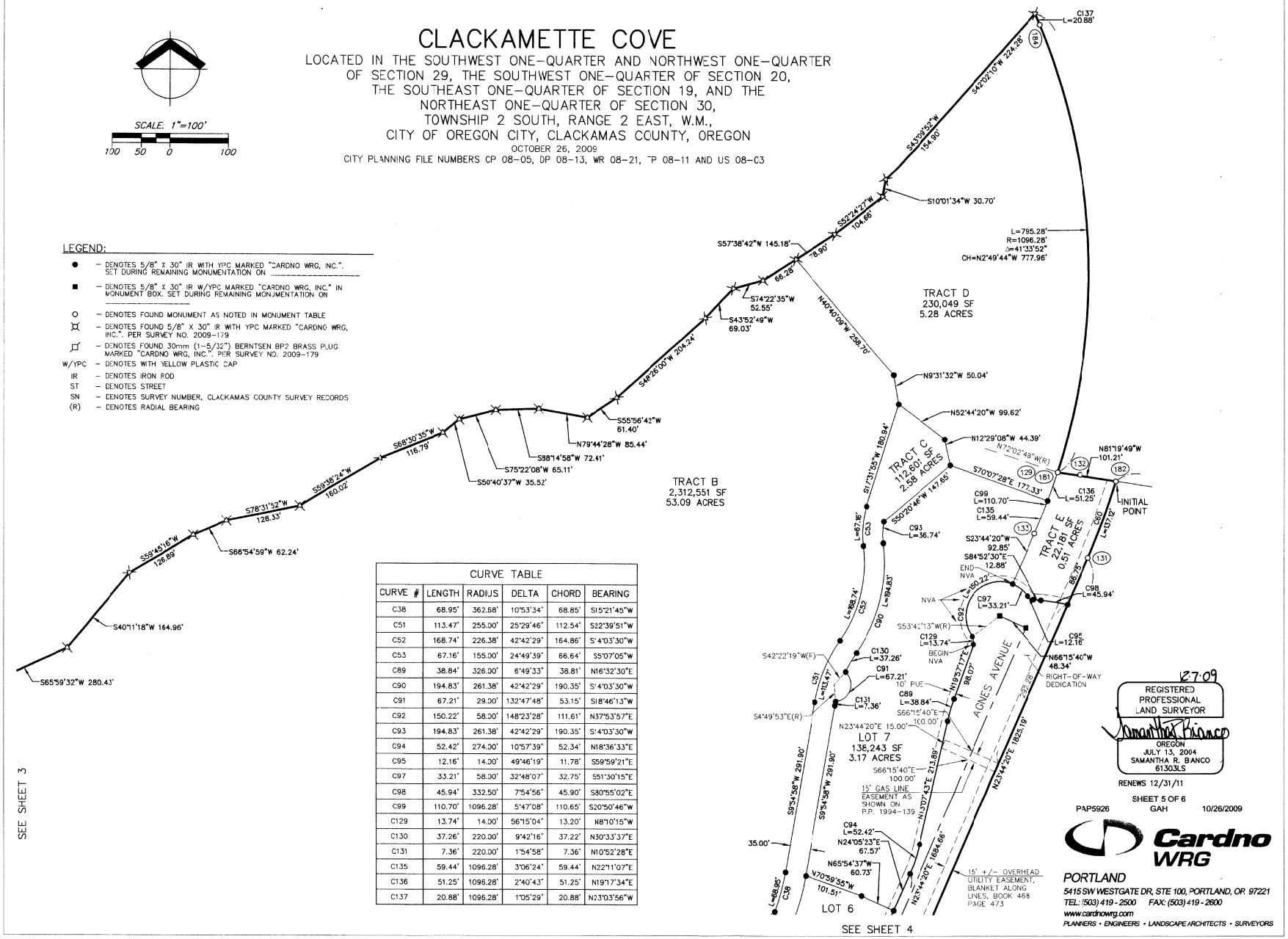

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	BEARING
C38	68.95'	362.68'	10°53'34"	68.85'	S15°21'45"W
C51	113.47'	255.00'	25°29'46"	112.54'	S22°39'51"W
C52	168.74'	226.38'	42°42'29"	164.86'	S14°03'30"W
C53	67.16'	155.00'	24°49'39"	66.64'	S5°07'05"W
C89	38.84'	326.00'	6°49'33"	38.81'	N16°32'30"E
C90	194.83'	261.38'	42°42'29"	190.35'	S14°03'30"W
C91	67.21'	29.00'	132°47'48"	53.15'	S18°46'13"W
C92	150.22'	58.00'	148°23'28"	111.61'	N37°53'57"E
C93	194.83'	261.38'	42°42'29"	190.35'	S14°03'30"W
C94	52.42'	274.00'	10°57'39"	52.34'	N18°36'33"E
C95	12.16'	14.00'	49°46'19"	11.78'	S59°59'21"E
C97	33.21'	58.00'	32°48'07"	32.75'	S51°30'15"E
C98	45.94'	332.50'	7°54'56"	45.90'	S80°55'02"E
C99	110.70'	1096.28'	5°47'08"	110.65'	S20°50'46"W
C129	13.74'	14.00'	56°15'04"	13.20'	N8°10'15"W
C130	37.26'	220.00'	9°42'16"	37.22'	N30°33'37"E
C131	7.36'	220.00'	1°54'58"	7.36'	N10°52'28"E
C135	59.44'	1096.28'	3°06'24"	59.44'	N22°11'07"E
C136	51.25'	1096.28'	2°40'43"	51.25'	N19°17'34"E
C137	20.88'	1096.28'	1°05'29"	20.88'	N23°03'56"W

12-7-09

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 13, 2004 SAMANTHA R. BANCO 61303LS

RENEWS 12/31/11

SHEET 5 OF 6

PAP5926 GAH 10/26/2009

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CLACKAMETTE COVE

LOCATED IN THE SOUTHWEST ONE-QUARTER AND NORTHWEST ONE-QUARTER OF SECTION 29, THE SOUTHWEST ONE-QUARTER OF SECTION 20, THE SOUTHEAST ONE-QUARTER OF SECTION 19, AND THE NORTHEAST ONE-QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 2 EAST, W.M., CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON

OCTOBER 26, 2009

CITY PLANNING FILE NUMBERS CP 08-05, DP 08-13, WR 08-21, TP 08-11 AND US 08-03

CITY OF OREGON CITY APPROVALS:

APPROVED THIS 9th DAY OF December, 2009

BY: [signature]

OREGON CITY - CITY ENGINEER

****

APPROVED THIS 9th DAY OF December, 2009

BY: [signature]

OREGON CITY - PLANNING MANAGER

****

CLACKAMAS COUNTY APPROVALS:

****

APPROVED THIS 15 DAY OF Dec, 2009

[signature]

CLACKAMAS COUNTY SURVEYOR; and
CLACKAMAS COUNTY BOARD OF COMMISSIONERS
DELEGATE PER COUNTY CODE CHAPTER 11.02

****

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH JUNE 30, 2010

APPROVED THIS 15 DAY OF December, 2009

CLACKAMAS COUNTY ASSESSOR & TAX COLLECTOR

BY: Mary Neigel
DEPUTY

****

STATE OF OREGON)
COUNTY OF CLACKAMAS) S.S.

I DO HEREBY CERTIFY THAT THE ATTACHED PLAT WAS RECEIVED FOR RECORD ON THE 15th DAY OF December, 2009 AT 3:20 O'CLOCK P M.

AS PLAT NO. 4289

DOCUMENT NO. 2009-86084

SHERRY HALL, CLACKAMAS COUNTY CLERK

BY: [signature]
DEPUTY

****

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT PARKER POND, LLC, AN OREGON LIMITED LIABILITY COMPANY, AN OWNER OF THE LAND DEPICTED HEREON, DOES HEREBY MAKE, ESTABLISH AND DECLARE THE ANNEXED PLAT OF "CLACKAMETTE COVE" AS DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE TO BE A TRUE AND CORRECT MAP AND PLAT THEREOF, ALL LOTS AND TRACTS BEING OF THE DIMENSIONS SHOWN HEREON AND ALL STREETS OF THE WIDTHS THEREON SET FORTH, AND DOES HEREBY DEDICATE TO THE PUBLIC AS PUBLIC WAYS FOREVER, ALL STREETS, AND DOES HEREBY CREATE AND ESTABLISH PRIVATE EASEMENTS AS SHOWN, NOTED, OR STATED ON SAID MAP FOR THE USES INDICATED, AND DOES HEREBY GRANT ALL PUBLIC EASEMENTS AS SHOWN, NOTED, OR STATED ON SAID MAP. THE DECLARANT DOES FURTHER STATE THAT THE PROPERTY PLATTED HEREIN IS SUBJECT TO PLAT RESTRICTIONS AS NOTED, ALL IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUES.

PARKER POND, LLC, AN OREGON LIMITED LIABILITY COMPANY
BY: JACK W. PARKER TRUST, SOLE MEMBER

[signature]

BY: SCOTT T. PARKER, CO-TRUSTEE

ACKNOWLEDGMENT:

STATE OF OREGON)
COUNTY OF COLUMBIA) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON DECEMBER, 6, 2009

BY SCOTT T. PARKER, CO-TRUSTEE OF JACK W. PARKER TRUST, SOLE MEMBER OF PARKER POND, LLC, AN OREGON LIMITED LIABILITY COMPANY

[signature]

NOTARY PUBLIC SIGNATURE

DRAKE BUTSCH

NOTARY PUBLIC (PRINT NAME) - OREGON

COMMISSION NO. 406940

MY COMMISSION EXPIRES JUNE 7, 2010

SURVEYOR'S CERTIFICATE:

I, SAMANTHA R. BIANCO, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LANDS REPRESENTED ON THE ANNEXED MAP OF "CLACKAMETTE COVE", LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 20, SOUTHWEST ONE-QUARTER AND NORTHWEST ONE-QUARTER OF SECTION 29, SOUTHEAST ONE-QUARTER OF SECTION 19 AND THE NORTHEAST ONE-QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, OREGON CITY, CLACKAMAS COUNTY, OREGON, AND FOR THE INITIAL POINT I HELD THE 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "COMPASS ENGINEERING", AS DEPICTED ON SN 2008-317, CLACKAMAS COUNTY DEED RECORDS, MARKING THE NORTHEAST CORNER OF PARCEL I, PARTITION PLAT 1994-139, CLACKAMAS COUNTY PLAT RECORDS, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3 1/4" BRONZE DISK IN A 7.5 INCH STEEL PIPE, MARKING THE ONE-QUARTER SECTION CORNER COMMON TO SECTIONS 20 AND 29; THENCE NORTH 54°33'57" WEST 31.99 FEET TO A 1/2 INCH IRON ROD; THENCE NORTH 81°19'49" WEST 620.80 FEET TO SAID INITIAL POINT; THENCE NORTH 81°19'49" WEST 101.21 FEET ALONG THE NORTHERLY LINE OF PARCEL I, PARTITION PLAT 1994-139, CLACKAMAS COUNTY PLAT RECORDS TO A 1" BRASS PLUG MARKED "COMPASS ENG.", MARKING THE NORTHWEST CORNER OF SAID PARCEL I AND A POINT OF NON-TANGENTIAL CURVATURE, SAID POINT BEING THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN STIPULATED JUDGEMENT NO. 83-9-289, CLACKAMAS COUNTY CIRCUIT COURT; THENCE ALONG SAID NON-TANGENTIAL CURVE 1096.28 FOOT RADIUS CURVE TO THE LEFT (THE CENTER OF WHICH BEARS SOUTH 72° 02' 48" WEST, 1096.28 FEET) THROUGH A CENTRAL ANGLE OF 41° 33' 52" AN ARC DISTANCE OF 795.28 FEET (THE CHORD OF WHICH BEARS NORTH 02° 49' 44" WEST, 777.96 FEET) TO THE ORDINARY HIGH WATER LINE OF THE CLACKAMAS RIVER; THENCE ALONG SAID ORDINARY HIGH WATER LINE THE FOLLOWING TWENTY ONE (21) COURSES: 1) SOUTH 42°02'10" WEST 224.28 FEET 2) SOUTH 43°09'52" WEST 154.90 3) SOUTH 10°01'34" WEST 30.70 FEET 4) SOUTH 52°24'27" WEST 104.66 FEET 5) SOUTH 57°38'42" WEST 145.18 FEET 6) SOUTH 74°22'35" WEST 52.55 FEET 7) SOUTH 43°52'49" WEST 69.03 FEET 8) SOUTH 48°26'00" WEST 204.24 FEET 9) SOUTH 55°56'42" WEST 61.40 FEET 10) NORTH 79°44'28" WEST 85.44 FEET 11) SOUTH 88°14'58" WEST 72.41 FEET 12) SOUTH 75°22'08" WEST 65.11 FEET 13) SOUTH 50°40'37" WEST 35.52 FEET 14) SOUTH 68°30'35" WEST 116.79 FEET 15) SOUTH 59°38'24" WEST 160.02 FEET 16) SOUTH 78°31'52" WEST 128.33 FEET 17) SOUTH 66°54'59" WEST 62.24 FEET 18) SOUTH 59°45'16" WEST 126.89 FEET 19) SOUTH 40°11'18" WEST 164.96 FEET 20) SOUTH 65°59'32" WEST 280.43 FEET 21) SOUTH 53°53'46" WEST 180.28 FEET TO THE EASTERLY LINE OF THAT TRACT OF LAND DESCRIBED IN BOOK 557 PAGE 146, CLACKAMAS COUNTY DEED RECORDS; THENCE ALONG SAID EASTERLY LINE SOUTH 02°32'07" EAST 201.44 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "CARDNO WRG, INC." MARKING THE SOUTHEAST CORNER OF SAID TRACT; THENCE SOUTH 87°27'53" WEST 201.24 FEET ALONG THE SOUTHERLY LINE OF SAID TRACT TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "CARDNO WRG, INC." MARKING THE SOUTHWEST CORNER OF SAID TRACT AND A POINT ON THE EASTERLY RIGHT OF WAY LINE OF MCLOUGHLIN BOULEVARD (HIGHWAY 99E) (BEING 80 FEET EASTERLY OF THE CENTERLINE THEREOF WHEN MEASURED PERPENDICULAR THERETO); THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE SOUTH 02°32'07" EAST 757.68 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "CARDNO WRG, INC." AT ITS INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF MAIN STREET, AS SHOWN ON THE CITY OF OREGON CITY'S ENGINEERING DEPARTMENT DRAWING TITLED "MAIN STREET ALIGNMENT" (BEING 30 FEET FROM THE CENTERLINE THEREOF, WHEN MEASURED PERPENDICULAR THERETO); THENCE ALONG A SOUTHERLY EXTENSION OF SAID EASTERLY RIGHT OF WAY LINE SOUTH 02°32'07" EAST 10.00 FEET; THENCE NORTH 87°28'04" EAST 70.00 FEET TO THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF THAT TRACT OF LAND DESCRIBED IN DEED DOCUMENT 97-06889, CLACKAMAS COUNTY DEED RECORDS; THENCE ALONG SAID NORTHERLY EXTENSION SOUTH 2°32'07" EAST 150.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE ALONG THE NORTH LINE OF SAID TRACT NORTH 87°28'04" EAST 584.94 FEET TO A 5/8 INCH IRON WITH YELLOW PLASTIC CAP MARKED "K.W. COX ASSOC, INC.," BEING THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 02°31'56" EAST 1221.62 FEET ALONG THE EASTERLY LINE OF SAID TRACT TO A 5/8 INCH IRON WITH YELLOW PLASTIC CAP MARKED "K.W. COX ASSOC, INC.," BEING THE SOUTHEAST CORNER OF SAID TRACT, ALSO BEING THE WESTERLY RIGHT OF WAY LINE OF STATE HIGHWAY I-205 AS DEPICTED ON ODOT ROLL MAP 1A-20-7; THENCE ALONG SAID RIGHT OF WAY LINE NORTH 67°39'59" EAST 188.61 FEET TO A 5/8 INCH IRON ROD WITH ALUMINUM CAP MARKED "LS 1647"; THENCE NORTH 60°14'18" EAST 145.14 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF MAIN STREET, BEING MARKED BY A 5/8 INCH IRON ROD WITH ALUMINUM CAP MARKED "LS 1647" WITH PUNCH TO A POINT OF NON-TANGENTIAL CURVATURE; THENCE ALONG SAID NON-TANGENTIAL 2819.79 FOOT RADIUS CURVE TO THE LEFT (THE CENTER OF WHICH BEARS NORTH 53° 48' 47" WEST, 2819.79 FEET) THROUGH A CENTRAL ANGLE OF 00° 08' 19" AN ARC DISTANCE OF 6.83 FEET (THE CHORD OF WHICH BEARS NORTH 36° 07' 03" EAST 6.83 FEET) TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "CARDNO WRG, INC." BEING A POINT OF NON-TANGENTIAL CURVATURE; THENCE ALONG SAID NON-TANGENTIAL 378.31 FOOT RADIUS CURVE TO THE RIGHT (THE CENTER OF WHICH BEARS SOUTH 71° 10' 46" EAST, 378.31 FEET) THROUGH A CENTRAL ANGLE OF 15° 12' 37" AN ARC DISTANCE OF 100.43 FEET (THE CHORD OF WHICH BEARS NORTH 26° 25' 33" EAST 100.14 FEET) TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "CARDNO WRG, INC.", BEING A POINT OF NON-TANGENCY; THENCE NORTH 34°09'49" EAST 44.28 FEET; THENCE NORTH 12°30'12" EAST 30.08 FEET TO A POINT OF NON-TANGENTIAL CURVATURE; THENCE ALONG SAID NON-TANGENTIAL 2794.79 FOOT RADIUS CURVE TO THE LEFT (THE CENTER OF WHICH BEARS NORTH 65° 54' 05" WEST, 2794.79 FEET) THROUGH A CENTRAL ANGLE OF 08° 27' 03" AN ARC DISTANCE OF 412.22 FEET (THE CHORD OF WHICH BEARS NORTH 28° 19' 27" EAST, 411.85 FEET) TO THE SOUTHERLY LINE OF MAIN STREET; THENCE LEAVING SAID SOUTHERLY LINE NORTH 30°46'14" EAST 163.82 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "CARDNO WRG, INC." MARKING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF AGNES AVENUE ALSO BEING COINCIDENT WITH THE WESTERLY RIGHT OF WAY LINE OF THE ABANDONED PORTLAND TRACTION COMPANY; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE NORTH 23°44'20" EAST 256.85 FEET TO A 5/8 INCH IRON ROD; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE ALONG THE NORTH LINE OF SAID AGNES AVENUE SOUTH 77°54'03" EAST 102.10 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "WCI LS 1841" TO THE EASTERLY RIGHT OF WAY LINE OF AGNES AVENUE ALSO BEING COINCIDENT WITH THE EASTERLY RIGHT OF WAY LINE OF THE ABANDONED PORTLAND TRACTION COMPANY; THENCE ALONG SAID ABANDONED EASTERLY RIGHT OF WAY LINE NORTH 23°44'20" EAST 1825.19 FEET TO A 5/8 INCH IRON ROD; THENCE ALONG A 1196.28 FOOT RADIUS CURVE TO THE LEFT (CENTER OF WHICH BEARS NORTH 66°15'40" WEST, 1196.28 FEET) THROUGH A CENTRAL ANGLE 06°34'03" AN ARC DISTANCE OF 137.12 FEET (THE CHORD WHICH BEARS NORTH 20°27'18" EAST, 137.05') TO SAID INITIAL POINT.

CONTAINS 4,040,413 SQUARE FEET, OR 92.755 ACRES MORE OR LESS.

PER O.R.S. 92.070 (2) I, SAMANTHA R. BIANCO DO ALSO SAY THAT THE SETTING OF THE REMAINING MONUMENTS WITHIN THE SUBDIVISION WILL BE ACCOMPLISHED WITHIN 90 CALENDAR DAYS FOLLOWING THE COMPLETION OF PAVING IMPROVEMENTS OR WITHIN 1 YEAR FOLLOWING THE ORIGINAL PLAT RECORDATION, WHICHEVER COMES FIRST, IN ACCORDANCE WITH O.R.S. 92.060.

12-7-09

REGISTERED PROFESSIONAL LAND SURVEYOR
[signature]
OREGON
JULY 13, 2004
SAMANTHA R. BIANCO
61303LS

RENEWS 12/31/11

REMAINING MONUMENTATION:

IN ACCORDANCE WITH O.R.S. 92.060, THE REMAINING CORNERS OF THIS SUBDIVISION HAVE BEEN CORRECTLY SET WITH THE PROPER MONUMENTS. AN AFFIDAVIT HAS BEEN PREPARED REGARDING THE SETTING OF SAID MONUMENTS AND IS RECORDED IN DOCUMENT NO._____, CLACKAMAS COUNTY DEED RECORDS.

APPROVED THIS _____ DAY OF _____, 20____

_____
CLACKAMAS COUNTY SURVEYOR

CONSENT AFFIDAVIT:

A SUBDIVISION CONSENT AFFIDAVIT BY OREGON CITY LEASING CO., INC., OWNER UNDER DEED DOCUMENT NO. 95-015480, CLACKAMAS COUNTY DEED RECORDS, HAS BEEN RECORDED AS DOCUMENT NUMBER 2009-086082, CLACKAMAS COOUNTY DEED RECORDS.

CONSENT AFFIDAVIT:

A SUBDIVISION CONSENT AFFIDAVIT BY URBAN RENEWAL AGENCY OF OREGON CITY, A MUNICIPAL CORPORATION OF THE STATE OF OREGON, OWNER UNDER DEED DOCUMENT NOS. 98-115372, 2009-081467, AND 2009-081468, CLACKAMAS COUNTY DEED RECORDS, HAS BEEN RECORDED AS DOCUMENT NUMBER 2009-086083, CLACKAMAS COOUNTY DEED RECORDS.

SHEET 6 OF 6

PAP5926 GAH 10/25/2009

Cardno WRG
PORTLAND
5415 SW WESTGATE DR, STE 100, PORTLAND, OR 97221
TEL: (503) 419 - 2500 FAX: (503) 419 - 2600
www.cardnowrg.com
PLANNERS - ENGINEERS - LANDSCAPE ARCHITECTS - SURVEYORS

First American Title Company of Oregon
121 SW Morrison St, FL 3
Portland, OR 97204
Phn - (503)222-3651 (800)929-3651
Fax - (877)242-3513

Order No.: 7000-2539760
October 12, 2015

FOR QUESTIONS REGARDING YOUR CLOSING, PLEASE CONTACT:
WYN HENDRICKS, Escrow Officer/Closer
Phone: (503)350-5005 - Fax: (866)656-1602- Email:whendricks@firstam.com
First American Title Company of Oregon
5335 SW Meadows Rd #100, Lake Oswego, OR 97035

FOR ALL QUESTIONS REGARDING THIS PRELIMINARY REPORT, PLEASE CONTACT:
Lauren Finbraaten, Title Officer
Toll Free: (800)929-3651 - Direct: (503)790-7861 - Email: lfinbraaten@firstam.com

Preliminary Title Report

County Tax Roll Situs Address: Not Yet Assigned, Oregon City, OR 97045

Proposed Insured Lender: TBD

Proposed Borrower:

2006 ALTA Owners Standard Coverage	Liability $	TBD	Premium $	TBD
2006 ALTA Owners Extended Coverage	Liability $		Premium $	
2006 ALTA Lenders Standard Coverage	Liability $		Premium $	
2006 ALTA Lenders Extended Coverage	Liability $		Premium $	
Endorsement 9, 22			Premium $	
Govt Service Charge			Cost $	
City Lien/Service District Search			Cost $	
Other			Cost $	

We are prepared to issue Title Insurance Policy or Policies of First American Title Insurance Company, a Nebraska Corporation in the form and amount shown above, insuring title to the following described land:

The land referred to in this report is described in Exhibit A attached hereto.

and as of September 29, 2015 at 8:00 a.m., title to the fee simple estate is vested in:

Tri-City Services District, a County Service District

Subject to the exceptions, exclusions, and stipulations which are ordinarily part of such Policy form and the following:

This report is for the exclusive use of the parties herein shown and is preliminary to the issuance of a title insurance policy and shall become void unless a policy is issued, and the full premium paid.

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.

3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.

4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.

5. Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

The exceptions to coverage 1-5 inclusive as set forth above will remain on any subsequently issued Standard Coverage Title Insurance Policy.

In order to remove these exceptions to coverage in the issuance of an Extended Coverage Policy the following items are required to be furnished to the Company; additional exceptions to coverage may be added upon review of such information:

A. Survey or alternative acceptable to the company
B. Affidavit regarding possession
C. Proof that there is no new construction or remodeling of any improvement located on the premises. In the event of new construction or remodeling the following is required:
   i. Satisfactory evidence that no construction liens will be filed; or
   ii. Adequate security to protect against actual or potential construction liens;
   iii. Payment of additional premiums as required by the Industry Rate Filing approved by the Insurance Division of the State of Oregon

6. Water rights, claims to water or title to water, whether or not such rights are a matter of public record.

7. Subject property is under public ownership and is tax exempt. Any change in ownership before delivery of assessment roll may result in tax liability. Account No. 00560066.

8. City liens, if any, of the City of Oregon City.

   Note: There are no liens as of September 29, 2015. All outstanding utility and user fees are not liens and therefore are excluded from coverage.

9. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the mean high water mark of Clackamas River and the ownership of the State of Oregon in that portion lying below the high water mark of Clackamas River .

10. Any adverse claim based upon the assertion that some portion of said land has been removed from or brought within the boundaries thereof by an avulsive movement of the Clackamas River or has been formed by the process of accretion or reliction or has been created by artificial means or has accreted to such portion so created.

11. Easement, including terms and provisions contained therein:
    Recording Information: November 12, 1919 as Book 155, Page 0332
    In Favor of: North Western Long Distance Telephone Company
    For: communication facilities

12. Easement, including terms and provisions contained therein:
    Recording Information: August 21, 1953 as Book 472, Page 0610
    In Favor of: Portland General Electric Company, an Oregon Corporation
    For: transmission line

13. Covenants, conditions, restrictions and/or easements; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes:
    Recording Information: June 18, 1959 as Book 557, Page 0146

14. Notice of Sanitary Landfill, including terms and provisions thereof.
    Recorded: November 06, 1961 as Book 594, Page 0722

15. Provisions for Access Road set forth in Stock Room Lease, including terms and provisions thereof.
    Recorded: March 14, 1968 as Fee No. 68004577

16. Easement, including terms and provisions contained therein:
    Recording Information: April 12, 1968 as Fee No. 68006792
    In Favor of: J.C. Penny Co., a Delaware corporation
    For: road purposes

17. Easement, including terms and provisions contained therein:
    Recording Information: June 11, 1968 as Fee No. 68010811
    In Favor of: Northwest Natural Gas Company, an Oregon corporation
    For: gas line

18. Easement, including terms and provisions contained therein:
    Recording Information: June 24, 1968 as Fee No. 68011854
    In Favor of: Oregon City
    For: water line

19. Easement, including terms and provisions contained therein:
    Recording Information: June 24, 1968 as Fee No. 68011857
    In Favor of: Oregon City
    For: sewer

20. Easement, including terms and provisions contained therein:
    Recording Information: August 30, 1968 as Fee No. 68018145
    In Favor of: The tracts leased to J.C. Penney Company, a Delaware corporation and Crown Zellerbach Corporation
    For: ingress and egress

21. Limited access provisions in favor of the State of Oregon, by and through State Highway Commission as contained in Decree of Condemnation entered December 21, 1970 as Paragraph No. 2 of Judgment Order in Suit No. 68930 in the Circuit Court for Clackamas County, which provides that no right of easement or right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.

22. Agreement for Easement, including terms and provisions thereof.
    Recorded: September 05, 1978 as Fee No. 78038099

23. Easement, including terms and provisions contained therein, as set forth in Decree entered in the Circuit Court of the State of Oregon for the County of Clackamas:
    Filed: December 31, 1987 as Case No. 84-10-35
    In Favor of: Tri-City Service District
    For: construction and maintenance of sewer lines

24. Prospective Purchaser Agreement DEQ No. 98-09, including terms and provisions thereof.
    Recorded: December 21, 1998 as Fee No. 98121277

25. Unrecorded leases or periodic tenancies, if any.

- END OF EXCEPTIONS -

NOTE: This Preliminary Title Report does not include a search for Financing Statements filed in the Office of the Secretary of State, or in a county other than the county wherein the premises are situated, and no liability is assumed if a Financing Statement is filed in the Office of the County Clerk covering Fixtures on the premises wherein the lands are described other than by metes and bounds or under the rectangular survey system or by recorded lot and block.

NOTE: According to the public record, the following deed(s) affecting the property herein described have been recorded within 24 months of the effective date of this report: NONE

THANK YOU FOR CHOOSING FIRST AMERICAN TITLE!
WE KNOW YOU HAVE A CHOICE!

RECORDING INFORMATION

Filing Address:		**Clackamas County** 1710 Red Soil Ct, Suite 110 Oregon City, OR 97045
Recording Fees:	$ **53.00**	**First Page** (Comprised of: $ 5.00 per page $ 5.00 per document - GIS Fee $10.00 per document - Public Land Corner Preservation Fund $11.00 per document - OLIS Assessment & Taxation Fee $22.00 per document - Oregon Housing Alliance Fee)
	$ 5.00	**E-Recording fee per document**
	$ 5.00	**for each additional page**
	$ 5.00	**for each additional document title, if applicable**
	$ 20.00	**Non-Standard Document fee, if applicable**

First American Title Insurance Company

SCHEDULE OF EXCLUSIONS FROM COVERAGE

ALTA LOAN POLICY (06/17/06)

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

ALTA OWNER'S POLICY (06/17/06)

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risks 9 and 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

SCHEDULE OF STANDARD EXCEPTIONS

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
5. Any lien" or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

NOTE: A SPECIMEN COPY OF THE POLICY FORM (OR FORMS) WILL BE FURNISHED UPON REQUEST

TI 149 Rev. 7-22-08

First American Title

Privacy Information
We Are Committed to Safeguarding Customer Information
In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability
This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

Types of Information
Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information
We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers
Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security
We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Information Obtained Through Our Web Site
First American Financial Corporation is sensitive to privacy issues on the Internet. We believe it is important you know how we treat the information about you we receive on the Internet.
In general, you can visit First American or its affiliates' Web sites on the World Wide Web without telling us who you are or revealing any information about yourself. Our Web servers collect the domain names, not the e-mail addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information. First American uses this information to measure the use of our site and to develop ideas to improve the content of our site.
There are times, however, when we may need information from you, such as your name and email address. When information is needed, we will use our best efforts to let you know at the time of collection how we will use the personal information. Usually, the personal information we collect is used only by us to respond to your inquiry, process an order or allow you to access specific account/profile information. If you choose to share any personal information with us, we will only use it in accordance with the policies outlined above.

Business Relationships
First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

Cookies
Some of First American's Web sites may make use of "cookie" technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive.
FirstAm.com uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

Fair Information Values
Fairness We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.
Public Record We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.
Use We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.
Accuracy We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.
Education We endeavor to educate the users of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.
Security We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.

Exhibit "A"

Real property in the County of Clackamas, State of Oregon, described as follows:

A tract of land in Sections 20 and 29, Township 2 South, Range 2 East of the Willamette Meridian, in the City of Oregon City, County of Clackamas and State of Oregon, being a part of the Hiram Straight Donation Land Claim No. 42, described as follows:

Commencing at a stone 14 inches by 8 inches, marked "L" in the Oregon City and Portland Road, 49 links South 58° West of the one-quarter section corner between Sections 20 and 29 in said Township 2 South, Range 2 East; thence North 84°00' West 40.00 feet, more or less, to the intersection with the West line of said road and the true point of beginning; thence continuing North 84°00' West along the North line of that tract described in deed to Parker and Fuhrman, recorded January 21, 1957, in Book 521, Page 187, Deed Records, 510.00 feet, more or less, to the Easterly line of the Portland Traction Co. Railroad right of way; thence Southerly along said Easterly line 2,350.00 feet, more or less, to the North line of Shaw's First Addition to Oregon City; thence Easterly along the North line of said subdivision 105.00 feet, more or less to the Westerly line of the East Portland Freeway (I-205); thence Northerly along the Westerly line of said freeway to the Westerly line of said Oregon City and Portland Road; thence Northerly along the Westerly line of said road 290.00 feet, more or less, to the true point of beginning.

Except that part lying Southerly of the Northerly line and the Easterly extension thereof of those tracts described in deed to Furhman Development Co., recorded April 22, 1974, as Recorder's Fee No. 74-10037, Film Records.

NOTE: This legal description was created prior to January 1, 2008.